

Petterson Dale, Coxhoe, DH6 4HA  
3 Bed - House - Semi-Detached  
Offers Over £140,000

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Popular Village \*\* Tenanted \*\* Outskirts of Durham \*\* Gardens,  
Driveway & Garage \*\* Double Glazing & GCH \*\*

Internally the floorplan comprises of: entrance porch, living and dining room and modern kitchen. To the first floor there are three bedrooms and a white suite bathroom. Externally there are gardens to the front and rear, the rear being exceptionally private, a driveway for two cars and a garage.

Coxhoe, nestled in County Durham, England, offers a harmonious blend of rural charm and modern comforts just 6 miles south of Durham city center. Its serene landscapes and tight-knit community attract those seeking a slower pace of life without sacrificing urban amenities. Despite its rustic feel, Coxhoe boasts excellent road connectivity via the A177 and A688, making commuting easy. Despite its size, the village provides essential amenities, enhancing residents' quality of life. In essence, Coxhoe offers an enchanting lifestyle, blending tranquillity with convenience, appealing to a diverse range of prospective residents.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 11 Mbps, Superfast 79 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1891 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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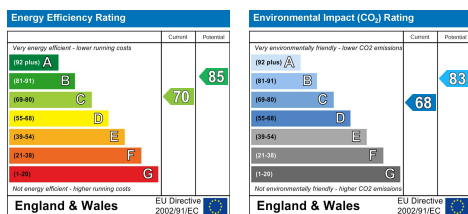
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