



Lansdowne Road, Coxhoe, DH6 4DJ  
2 Bed - House - Semi-Detached  
O.I.R.O £124,995

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## Lansdowne Road Coxhoe, DH6 4DJ

No Upper Chain \*\* Spacious Family of First Home \*\* Well Presented \*\* Pleasant Position \*\* Popular Village Location \*\* Outskirts of Durham \*\* Gardens & Block Paved Driveway \*\* Must Be Viewed \*\*

This very well presented two bedroom semi-detached house, occupies a pleasant position with parking and sunny rear aspect garden.

The internal accommodation comprises; entrance hallway, lounge with views over the garden, modern fitted kitchen with utility area and door to the side external. To the first floor there are two double bedrooms and bathroom with white suite.

Outside the property has a blocked paved drive for possible off street parking, whilst the rear garden is a good size, laid to lawn and having a sunny aspect.

Situated in a pleasant tucked away position in the village of Coxhoe. Residents enjoy access to a variety of amenities including convenience stores, a pharmacy, and inviting eateries. Embrace the community spirit at the village hall, hosting an array of fitness classes, coffee mornings, and seasonal markets. For comprehensive shopping needs, Spennymoor is 4 miles away, boasting supermarkets and a diverse selection of high street shops and dining options.

Indulge in retail therapy at Durham City Retail Park, a short 6-mile journey, offering an extensive array of brands, homeware stores, and delectable fast food outlets. For a cultural experience, explore the historic city of Durham, renowned for its charming independent shops, acclaimed restaurants, and vibrant nightlife.

















## GROUND FLOOR

### Hallway

### Lounge

15'9 x 11'8 (4.80m x 3.56m)

### Kitchen & Utility Area

9'6 x 8'3 (2.90m x 2.51m)

## FIRST FLOOR

### Bedroom

14'9 x 9'3 (4.50m x 2.82m)

### Bedroom

10'7 x 10'6 (3.23m x 3.20m)

### Bathroom/WC

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a


Energy Rating: D

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.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

# Lansdowne Road

Approximate Gross Internal Area  
725 sq ft - 67 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		80
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	59	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR

FIRST FLOOR

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





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