

# HUNTERS®

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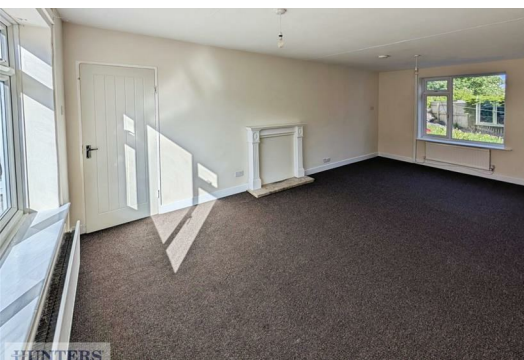
## Park Avenue

Coxhoe, DH6 4JN

Asking Price £130,000



RECENTLY REFURBISHED... Offered with vacant possession, this well-proportioned three-bedroom semi-detached home is ideally located on Park Avenue, Coxhoe, with excellent access to the A1(M) and Durham City Centre. The property boasts a bright entrance porch, a large dual-aspect lounge, and a modern kitchen with direct access to the rear garden. Upstairs features three generous bedrooms and a contemporary family bathroom. Externally, there is a gated front garden with off-street parking and a spacious rear garden. An ideal purchase for families, first-time buyers, or investors.





Entrance Porch

This bright and welcoming entrance porch provides the perfect first impression, featuring large double-glazed windows that flood the space with natural light. Finished with red tile-effect flooring and neutral décor, it offers a practical area for coats and shoes while enhancing the home's kerb appeal.

Hallway

This spacious and inviting hallway features stylish light wood-effect flooring and neutral décor, offering a warm welcome into the home. With a useful under-stairs storage cupboard, carpeted staircase, and access to the main reception rooms, it provides both practicality and a bright, modern feel.

Lounge 21'11" x 11'11" (6.69m x 3.64m)

This generous dual-aspect lounge offers a bright and spacious living area, ideal for relaxing or entertaining. Featuring large windows to the front and rear that flood the room with natural light, the space is complemented by neutral décor and a central fireplace surround, ready for a focal point installation. A versatile room that comfortably accommodates both lounge and dining areas.

Kitchen 11'4" x 8'9" (3.47m x 2.67m)

This contemporary kitchen is fitted with a range of high-gloss units, contrasting black worktops, and a striking marble-effect splashback for a modern finish. Integrated with a stainless steel oven, gas hob, and extractor hood, the space is both stylish and functional. Light wood-effect flooring flows throughout, and a rear door provides direct access to the rear entrance lobby, ground floor W/c facility and storeroom, making it ideal for everyday living and entertaining.

Rear Entrance Lobby, Store & W/c

Located from the kitchen the rear storeroom incorporates doors offering access to both the front of the property and the rear gardens. Furthermore, the area features a convenient ground floor W/c facility.

Landing

This bright first-floor landing provides access to all bedrooms and the family bathroom, featuring neutral décor and fitted carpet for a warm and cohesive feel. A side-facing window allows natural light to flow through the space, enhancing the airy and open atmosphere.

Master Bedroom 12'0" x 11'6" (3.66m x 3.51m)

This spacious master bedroom is positioned to the front of the property and benefits from a large double-glazed window that fills the room with natural light. Finished in neutral tones with fitted carpet, it offers a blank canvas ready for personalisation, with ample space for a double bed and additional furniture.

Second Bedroom 10'8" x 10'2" (3.27m x 3.10m)

This generously sized second bedroom is situated to the rear of the property and enjoys pleasant views over the garden. Bright and airy with a large double-glazed window, it features fresh neutral décor and fitted carpet, offering excellent space for a double bed and bedroom furniture.

Third Bedroom 9'0" x 8'5" into recess (2.75m x 2.57 into recess)

The third bedroom, located to the front of the property, is a compact yet functional space ideal for a child's room, home office, or nursery. Naturally bright with a double-glazed window and central heating radiator, the room is finished in neutral tones with fitted carpet for a clean and cosy feel.

Family Bathroom 6'11" x 5'4" (2.11m x 1.63m)

This modern family bathroom is fitted with a stylish three-piece suite comprising a panelled bath, low level WC, and a sleek vanity unit with inset wash basin and storage below. Finished with contemporary wall panels and wood-effect flooring, the space also benefits from a frosted double-glazed window, providing both natural light and privacy.

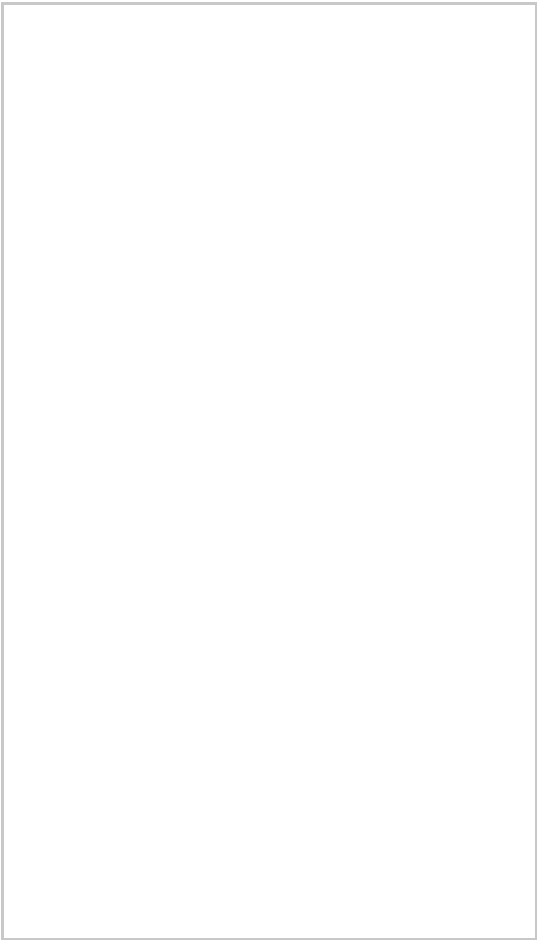
Gardens

The property boasts a low-maintenance front garden with gated off-street parking, offering both convenience and kerb appeal. To the rear, the home enjoys a spacious garden area, ideal for outdoor entertaining or family use. The garden is enclosed for privacy and security.

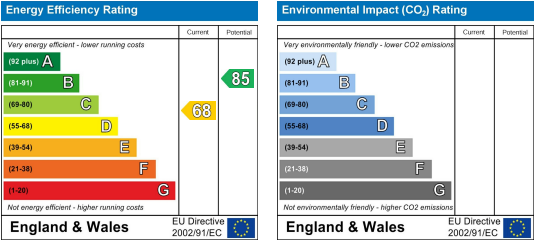
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.