



Gladstone Terrace

Coxhoe DH6 4EG

Offers Over £170,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Gladstone Terrace

Coxhoe DH6 4EG



- No chain involved
- Newly fitted kitchen and appliances
- Large open plan living and dining room

- Newly refurbished to a high standard
- EPC RATING - D
- Newly fitted ground floor WC

- Four generously proportioned bedrooms
- Luxurious newly fitted bathroom
- Easy access to village amenities

Only through viewing can this impressive double terrace property offering very spacious living accommodation, be fully appreciated. Available with no onward chain and within walking distance to village amenities, this would be a perfect home for family buyers.

The very impressive living accommodation has been newly refurbished to a high standard and comprises of an entrance hallway with cloaks cupboard, large open plan living and dining room with fireplace and french doors opening to the rear garden, a superb newly fitted kitchen with a host of integrated appliances and a rear lobby/utility room leading to a newly fitted ground floor WC. To the first floor there are four well proportioned double bedrooms and a luxurious newly fitted family bathroom. Externally there is a low maintenance, courtyard garden backing on to fields at the rear.

Coxhoe offers a wide range of local amenities and primary schools, which are all within walking distance. There are also excellent commuting links via the A1(M), and routes towards Durham and Teesside

GROUND FLOOR

Hall

Welcoming hallway entered via UPVC double glazed door. Having a staircase leading to the first floor, cloaks/storage cupboard, recessed spotlighting and radiator.

Living Room

19'5" x 11'11" (5.93 x 3.64)

Spacious reception room with two UPVC double glazed windows to the front, a feature fireplace housing a gas fire, coving and radiator.

Dining Room

16'1" x 12'0" (4.91 x 3.66)

Open plan to the living room creating a large space which is perfect for entertaining. Having UPVC double glazed french doors opening to the rear, coving, laminate flooring and radiator.

Kitchen

13'1" x 10'10" (4.00 x 3.32)

Newly refitted with a comprehensive range of modern wall and floor units having contrasting work surfaces incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and gas hob with extractor over, an integrated dishwasher and fridge/freezer space. Further features include a UPVC double glazed window to the side, recessed spotlighting, laminate flooring and plinth heater.

Utility Room/Lobby

7'5" x 4'4" (2.28 x 1.34)

Having a UPVC double glazed window and external door to the rear, fitted work surface, plumbing for a washing machine, recessed spotlighting and heated towel rail.

WC

4'5" x 4'4" (1.35 x 1.34)

Newly fitted with a WC and wash basin inset to a vanity unit. With a UPVC double glazed opaque window to the side, recessed spotlighting and radiator.

FIRST FLOOR

Landing

Having recessed spotlighting and access to the loft.

Bedroom One

13'4" x 11'11" (4.08 x 3.65)

Generous double bedroom with a UPVC double glazed window to the front, coving and radiator.

Bedroom Two

11'11" x 10'5" (3.65 x 3.18)

Double bedroom with a UPVC double glazed window to the rear, coving, radiator and two built in wardrobes, one housing the combi gas central heating boiler.

Bedroom Three

12'0" x 10'6" (3.68 x 3.21)

Generous double bedroom with a UPVC double glazed window to the front, coving and radiator.

Bedroom Four

12'10" x 10'8" max (3.93 x 3.27 max)

Further well proportioned bedroom with a UPVC double glazed window to the rear, recessed spotlighting and radiator.

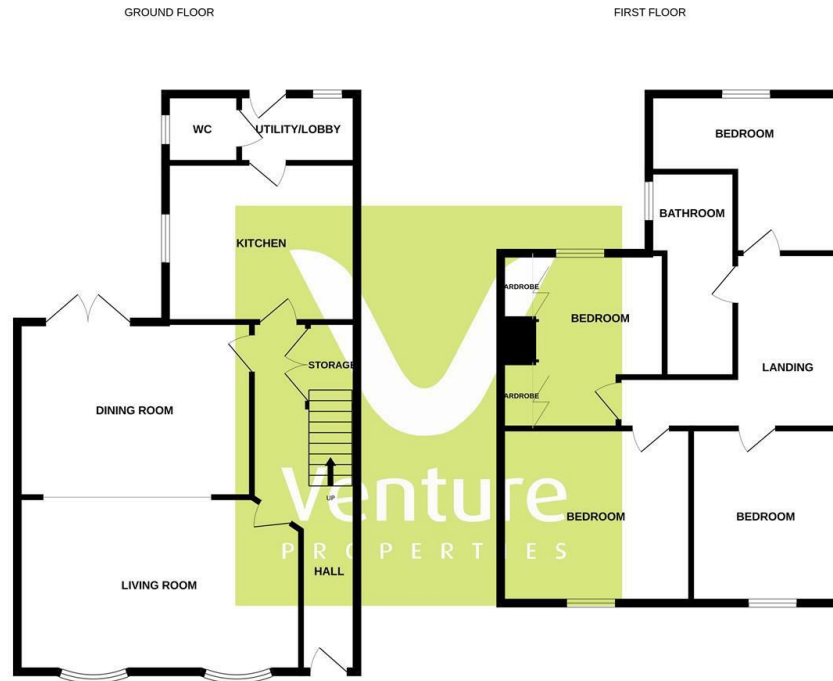
Family Bathroom/WC

14'4" x 4'11" ext to 6'8" (4.39 x 1.52 ext to 2.05)

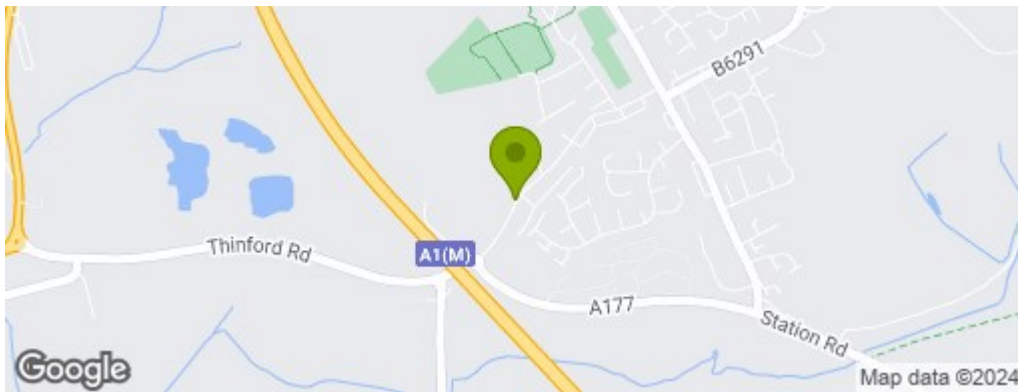
Luxurious newly fitted bathroom comprising of a bath, walk-in cubicle with mains fed shower, his and hers sinks set to a vanity unit and WC. Further features include a vanity mirror, fully tiled walls, laminate flooring, recessed spotlighting, heated towel rail and UPVC double glazed opaque window to the side.

EXTERNAL

To the rear of the property is an enclosed, courtyard garden with new fencing and access gate.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024.



Property Information

EPC RATING - D : TENURE - FREEHOLD : COUNCIL TAX BAND - A

0191 3729797

4 New Elvet, Durham City, County Durham, DH1 3AQ
durham@venturepropertiesuk.com