



Green Crescent

Coxhoe DH6 4BD

Offers In The Region Of £85,000





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Green Crescent

Coxhoe DH6 4BD



- No chain involved
- EPC RATING - F
- Refitted shower room/WC

- Three well proportioned bedrooms
- Two reception rooms
- Popular village location

- Garage
- Conservatory
- In need of some modernisation

Available for sale at a sensible asking price and with no chain involved, this three bedroom semi detached property is located in a popular location within the village of Coxhoe.

The well planned accommodation comprises of an entrance hall, living room with feature fireplace, dining room, conservatory and kitchen. To the first floor are three well proportioned bedrooms and refitted shower room/WC. Externally the property has lawned gardens to the front and rear, parking and a single garage.

In need of some modernisation and with lots of potential, early viewing is essential to avoid disappointment.

GROUND FLOOR

Hall

Entered via UPVC double glazed door. With stairs leading to the first floor, a UPVC double glazed window to the side, radiator and internal door to the living room.

Living Room

Spacious living room with a UPVC double glazed

window to the front, a feature fireplace housing a gas fire and coving. With an arch leading through to the dining room.

Dining Room

With patio doors to the conservatory, coving and a door to the kitchen.

Conservatory

Having UPVC double glazed patio doors to the rear garden, a tiled floor and radiator.

Kitchen

Fitted with wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit, a cooker space and plumbing for a washing machine. Having UPVC double glazed windows to the rear and side, tiled walls and flooring and a storage cupboard.

FIRST FLOOR

Landing

With a UPVC double glazed window to the side on the stairs, a storage cupboard and radiator.

Bedroom One

Double bedroom with a UPVC double glazed window to the front.

Bedroom Two

Double bedroom with a UPVC double glazed window to the rear and fitted wardrobes.

Bedroom Three

Further double bedroom with a UPVC double glazed window to the rear.

Shower Room/WC

Refitted with a walk-in cubicle with electric shower, pedestal wash basin and WC. Having UPVC double glazed opaque window to the side and low maintenance cladded walls.

EXTERNAL

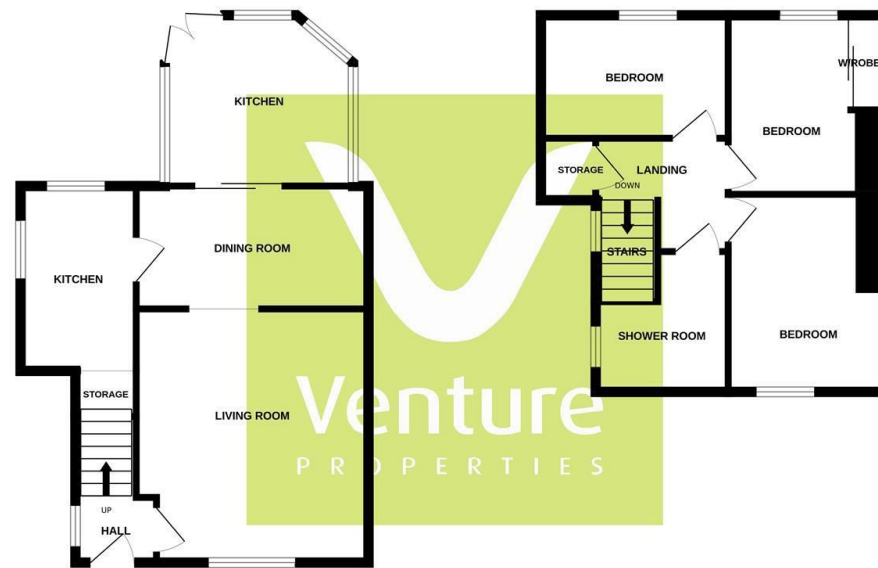
To the front of the property is a lawned garden and shared driveway leading to the rear where there is parking and access to the garage, as well as a further lawned garden.

Garage

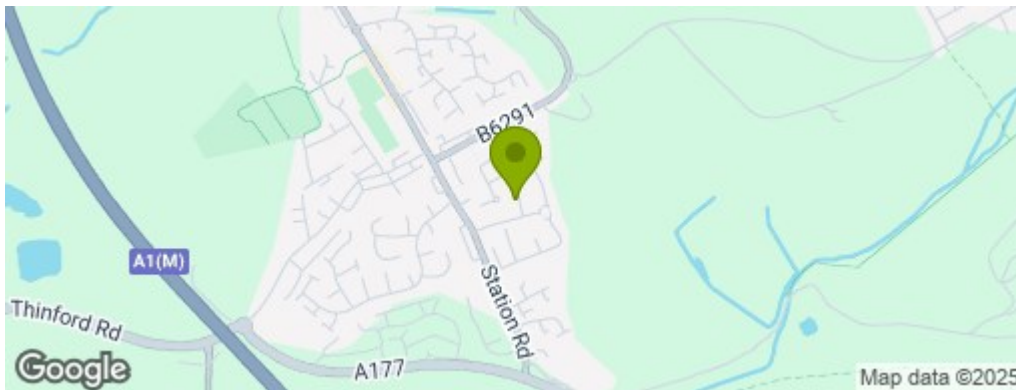
Single garage with up and over door.

GROUND FLOOR

FIRST FLOOR



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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 10,000 Mbps. Highest available upload speed 10,000 Mbps.

Mobile Signal/coverage: Limited with all providers. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1,701 (Maximum 2025)

Energy Performance Certificate Grade - F

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

0191 3729797

1 Whitfield House, Durham, County Durham, DH7 8XL
durham@venturepropertiesuk.com