



Park Avenue

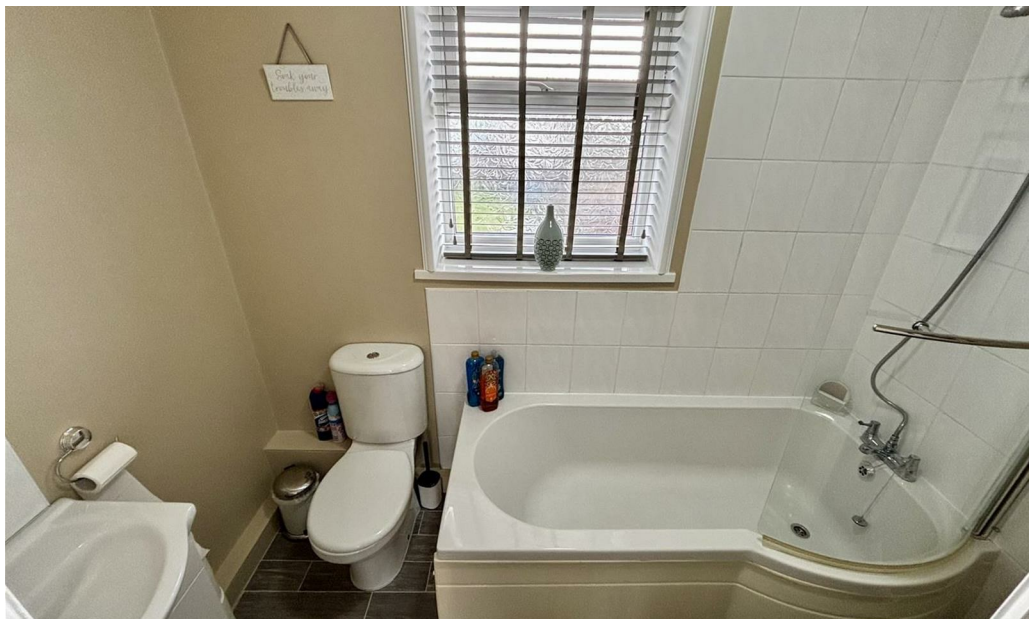
Coxhoe DH6 4JJ

Offers In The Region Of £144,950





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.

Park Avenue

Coxhoe DH6 4JJ



- No chain involved
- EPC RATING - C
- Master bedroom with ensuite bathroom

- Extended and much improved
- Cul de sac location
- Lots of off street parking

- Large rear garden
- Three double bedrooms
- Solar panels

Extended and much improved by the current owners, this spacious semi detached house offers three well proportioned bedrooms, car port with parking for several vehicles and large rear garden. In a popular cul de sac location, the property would be an ideal purchase for growing families and viewing is essential for full appreciation.

The impressive floor plan comprises of an entrance porch and hallway, living room with wood burning stove, a modern fitted kitchen and conservatory with french doors to the rear garden. To the first floor there is a master bedroom with ensuite bathroom, two further double bedrooms and a shower room. Externally there is a driveway to the front, a car port with remote controlled access leading to parking for multiple vehicles and a large rear garden.

Coxhoe offers a wide range of local amenities and has excellent access to road links via the A1(M) for commuting.

GROUND FLOOR

Entrance Porch

Entered via a composite door with laminate flooring, recessed spot lighting, radiator and internal door to the hall.

Hall

With stairs leading to the first floor, UPVC double glazed window to the side, laminate flooring and radiator.

Living Room

13'10" x 11'8" (4.22 x 3.57)

Spacious reception room with a UPVC double glazed bow window to the front, feature fireplace housing a wood burning stove, recessed spotlight to the alcoves and a radiator.

Kitchen

15'2" x 6'11" (4.63 x 2.11)

Fitted with a comprehensive range of modern wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in oven, hob with stainless steel extractor over, space for fridge and freezer and plumbing for both a washing machine and dryer. Further features include a UPVC double glazed window to the side, double glazed french doors leading to the conservatory, recessed spotlighting, tiled splashbacks, tiled flooring, understairs ant cupboard and radiator.

Conservatory

8'9" x 8'8" (2.69 x 2.66)

An excellent addition to the property with UPVC double glazed windows, tiled flooring, radiator and UPVC double glazed french doors opening to the rear garden.

FIRST FLOOR

Landing

With loft hatch and recessed spotlights.

Bedroom One

11'11" x 8'5" (3.65 x 2.59)

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

Ensuite

8'5" x 4'5" (2.59 x 1.37)

Comprising of a panelled bath with mixer shower, wash basin set to a vanity unit and WC. Having laminate flooring, radiator, extractor fan and UPVC double glazed opaque window to the rear.

Bedroom Two

10'11" x 10'7" (3.34 x 3.23)

Generous bedroom with a UPVC double glazed window to the front, radiator, coving and storage cupboard which also houses the gas central heating boiler.

Bedroom Three

10'0" x 8'7" (3.07 x 2.64)

Further double bedroom with a UPVC double glazed window to the rear, coving and radiator.

Shower Room/WC

6'4" x 4'6" (1.94 x 1.38)

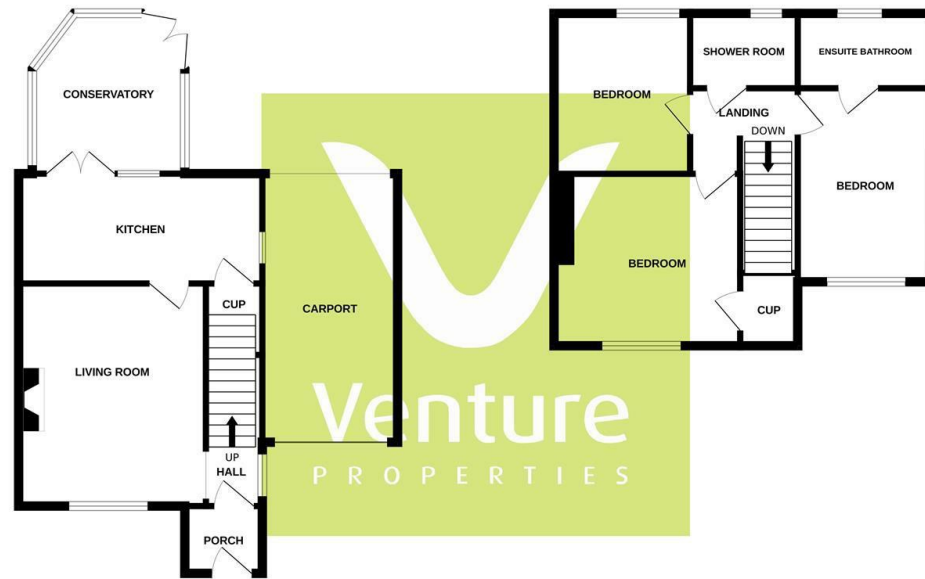
Comprising of shower cubicle with mixer shower, wash basin set to a vanity unit and WC. Having a heated towel rail, extractor, recessed spotlights and UPVC double glazed opaque window to the rear.

EXTERNAL

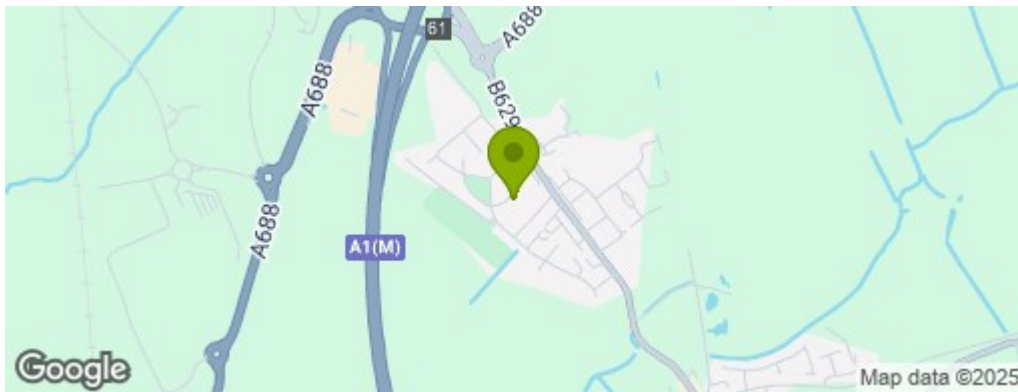
To the front of the property there is a fenced gravelled area and block paved driveway for off street parking, which leads to a car port with remote control garage door and electric car charger. There is further hard standing beyond the car port with space for up to 6 cars. To the rear there is a large enclosed garden with lawn and patio area.

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metreplex ©2025.



Property Information

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

0191 3729797

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