



4 Back Coronation Terrace, Durham, DH6 4HQ

Guide price £55,000

Guide Price £55,000 +

Moovd are pleased to offer For Sale via Option A - Unconditional Online Auction, on 11th April 2024, this two-bedroom mid terrace, located in Coxhoe, only 10 minutes drive from neighbouring Durham City. This fantastic property could be a turn-key ready made investment or make a lovely home. With an attractive Guide Price, we anticipate high levels of interest in this exciting property. Auction Fees Apply.

The layout briefly comprises vestibule with staircase to first floor, large lounge with feature fireplace, opening into dining room with large storage cupboard and onwards into smart, light and airy kitchen with door into rear yard. To the first floor are two well proportioned bedrooms, with bedroom 1 benefiting from storage cupboard. Completing the first floor is a white family bathroom. Externally is a rear yard with gated access.

Coxhoe, is a popular village on the outskirts of Durham City, approximately 6 miles away, via excellent road and bus networks, including the A1M. The accommodation lies a short distance, from Spennymoor, Ferryhill, Sedgefield, Trimdon and the A19. Within the village itself, is a small high street with many independent shops, primary school and outdoor space including park.

This smart home has endless possibilities, whether it be an instant BTL investment or family home. Priced to sell, this property won't be around for long and viewings are strictly by appointment only.

Vestibule

Accessed via UPVc double glazed door and staircase to first floor.

Lounge

UPVc double glazed window to front, feature fireplace with marble hearth and surround, dado rail, radiator and opening into dining room.

Dining Room

UPVc double glazed window to rear, storage cupboard, radiator, dado rail, ceiling rose.

Kitchen

Two UPVc double glazed windows to rear, fitted with a range of base and wall units with contrasting work surfaces, stainless steel sink with mixer tap and drainer unit, integrated electric oven with hob, extractor hood, plumbed for washing machine, splash back tiling, door to rear yard.

Landing

Bedroom 1

UPVc double glazed window to front, dado rail, radiator, storage cupboard and boiler.

Bedroom 2

UPVC double glazed window to rear, dado rail, radiator.

Bathroom

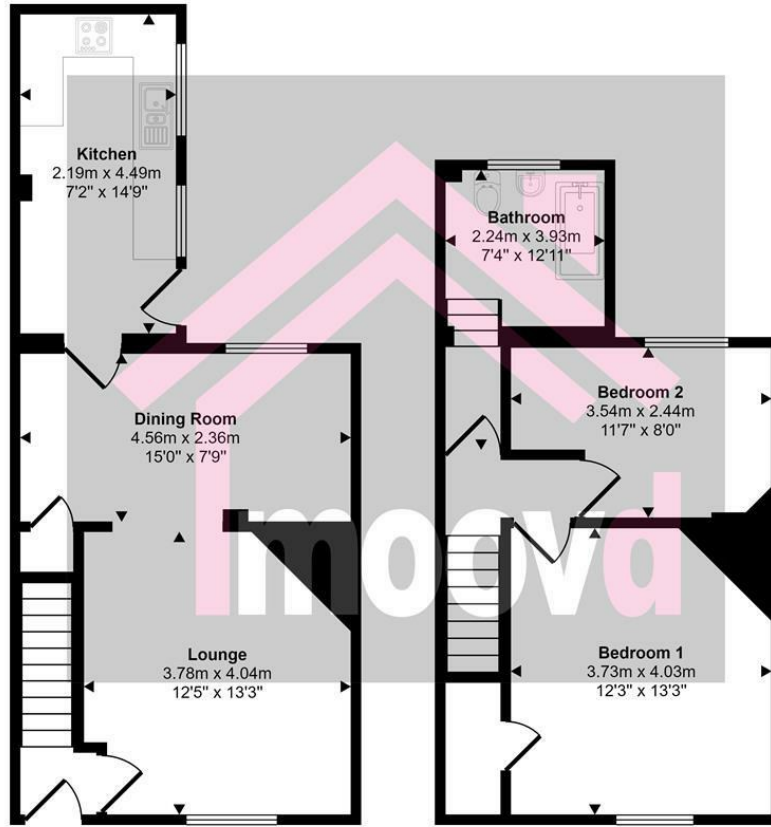
UPVc double glazed frosted window, White suite including w/c, pedestal hand basin, dado rail, paneled bath with mixer hand attachment, splash back tiling, vinyl flooring.

Externally

Rear yard with gated access and garden tap.

Floor Plan

Approx Gross Internal Area
76 sq m / 821 sq ft



Ground Floor
Approx 41 sq m / 438 sq ft

First Floor
Approx 36 sq m / 383 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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