

STUART EDWARDS



St. Marys Terrace

, Coxhoe DH6 4JB

- SPACIOUS END TERRACED HOUSE
 - LOUNGE
 - BATHROOM WITH SHOWER
 - CONVENIENTLY LOCATED
 - GAS CH VIA A COMBI BOILER
- 2 DOUBLE BEDROOMS
 - KITCHEN/DINER
 - REAR YARD
 - NO ONWARD CHAIN

£110,000

Council Tax Band: A
EPC Rating: D

FULL DESCRIPTION

Recently refurbished end terraced house situated in the convenient and popular location of Coxhoe.
This spacious living accommodation comprises: entrance hallway, lounge, modern fitted kitchen/diner with space for a dining table and rear enhance lobby.
Stairs from the hallway lead to the first floor landing with two double bedrooms and re-fitted bathroom suite with shower.
Externally, on street parking is readily available to the front and there's an enclosed yard area to the rear.
Please note this property is tenanted until November 2024 and is currently receiving a rental figure of £500PCM.
Benefiting from gas central heating via a combi boiler and UPVC double glazing throughout.
Available with no onward chain.
A perfect first time buyer property or investment opportunity. Viewings are recommended.

AREA INFORMATION

Coxhoe has become a prime location for commuter purposes as it lies a short drive from the A1(M) Motorway Interchange which provides good road and bus links to regional centres including Sunderland, Gateshead and Newcastle. Coxhoe has a primary school, medical centre, dentists, a leisure park, vibrant local leisure centre with fitness centre and sports facilities, miles of walking and running trails, social activities, pubs, restaurants and a village hall, as well as a good variety of shops and local businesses. Coxhoe is situated only 6 miles from Spennymoor which provides a range of day to day facilities including 24 hour supermarket, doctors and dentist surgeries, bank, shopping and schooling for all ages. The historical city of Durham lies approximately 4 miles away, with its cobbled streets and a range of local and regional retailers and a number of well regarded restaurants and bars. Durham City is well known for its high achieving private and state schools as well as the world renowned Durham University.

ENTRANCE

UPVC entrance door leading to hallway with stairs to the first floor.

LOUNGE

13'1" x 12'1"
Double radiator and feature bay window.

KITCHEN/DINER

55'9" x 10' x 32'9" x 26'2"
Range of wall and floor units with laminate worktops and inset stainless steel single drainer sink unit with mixer tap. Plumbed for automatic washing machine, extractor hood, laminate splashbacks, radiator and vinyl flooring.

REAR ENTRANCE LOBBY

Pantry for storage and UPVC double glazed rear entrance door to the yard area.

FIRST FLOOR LANDING

BEDROOM 1

13'5" x 12'2"
Radiator and built-in storage cupboard.

BEDROOM 2

10'8" x 9'0"
Radiator.

BATHROOM

White suite comprising; close coupled wc, vanity unit with inset wash hand basin and mixer tap, panel bath with bath tap shower fitting, laminate walls and vinyl flooring.

EXTERNALLY

On street parking ins readily available to the front. Whilst there's a yard area to the rear with a storage shed.

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

