



**STUART  
EDWARDS**



## The Grove

Coxhoe, Durham DH6 4AW

- Prominently positioned
- Lounge & Conservatory
  - Bathroom
  - Gardens
- 2 Good Sized Bedrooms
  - Kitchen with Utility
  - Detached Garage
  - Gas Central Heating

**£95,000**



**Council Tax Band: A**  
**EPC Rating:**

**FULL DESCRIPTION**

Prominently positioned semi detached house situated on a large site and conveniently located within easy reach of the A1(M) motorway for commuting throughout the region. An ideal first time buyer property the living accommodation comprises: entrance hallway, cloakroom/wc, lounge, UPVC double glazed conservatory and kitchen with utility area. To the first floor: landing, 2 good sized bedrooms and bathroom. Externally there is a walled garden to the front with large driveway leading to a detached garage and rear garden with paved patio area. Benefiting from gas central heating, UPVC double glazing, and UPVC fascia with rainwater goods. 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.

**CLOAKROOM/WC**

Low level wc, wash hand basin and décor panelled walls.

**LOUNGE**

15'5" x 12'0"

Recessed feature fireplace with inset multi fuel burner, bow window, double radiator and double glazed patio doors leading to the conservatory.

**CONSERVATORY**

10'0" x 8'11"

UPVC double glazed with ceramic tiled flooring.

**KITCHEN**

Range of wall and floor units with laminate worktops and inset stainless steel single drainer sink unit. Double radiator and utility area to the side of the kitchen with ceramic tiled flooring.

**FIRST FLOOR LANDING**

Double radiator.

**BEDROOM 1**

13'5" x 8'11"

Double radiator and a range of fitted wardrobes.

**BEDROOM 2**

12'0" x 8'11"

Double radiator and a range of fitted wardrobes.

**BATHROOM**

Comprising: wash hand basin, panel bath, décor panelled walls and double radiator.

**DETACHED GARAGE**

20'0" x 12'0"

With power and lighting and long driveway to the side.

**GARDENS**

Walled garden to the front and garden to the rear with paved patio.



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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.