

STUART EDWARDS



Park Avenue

, Coxhoe DH6 4JJ

- BEAUTIFULLY PRESENTED
- 2 EDROOM SEMI DETACHED HOUSE
- MODERN KITCHEN/DINIG ROOM
 - BLOCK PAVED DRIVEWAY
- GAS CH & UPVC DOUBLE GLAZING
- READY TO MOVE INTO
- LOUNGE WITH RECESSED FEATURE FIREPLACE
- BATHROOM WITH SHOWER
- WELL MAINTAINED GARDENS
- CLOSE TO A1(M) MOTORWAY

Asking Price £104,950



FULL DESCRIPTION

Immaculate semi detached house, beautifully presented, an ideal first time buyer property, ready to move into. A composite entrance door leads to the lobby area, lounge with recessed feature fireplace and modern kitchen/breakfast room with integrated oven and hob and space for a dining table. Stairs lead to the first floor landing, 2 good sized bedrooms and family bathroom suite with shower.

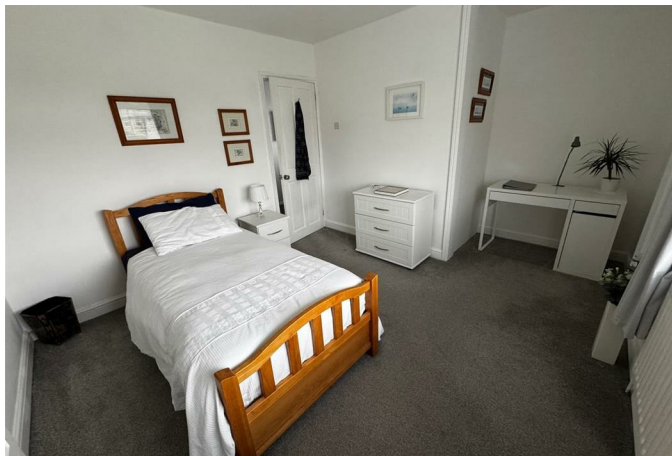
Double gates lead to a block paved driveway to provide off road parking and well maintained gardens to the front and rear.

Benefiting from gas central heating and UPVC double glazing throughout.

Very conveniently located, viewings are strongly 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

Composite entrance door leading to lobby area with double radiator and stairs to the first floor.

LOUNGE

13'11 x 11'9

Double radiator and recessed feature fireplace with inset multi fuel burner.

KITCHEN/BREAKFAST ROOM

20'2 x 7'0

Modern range of handleless wall and floor units with contrasting laminate worktops and inset stainless steel sink unit with mixer tap. Integrated oven with ceramic hob, tiled splashbacks, built-in storage cupboard, laminate flooring, double radiator, space for a dining table and composite rear entrance door.

FIRST FLOOR LANDING

Double radiator.

BEDROOM 1

15'4 x 11'0

Radiator.

BEDROOM 2

10'1 x 8'6

Radiator and cupboard housing the central heating boiler.

BATHROOM

White suite comprising, close coupled wc, pedestal wash hand basin, panel bath with bath tap shower fitting and electric shower, tiled splashbacks and chrome heated towel rail.

BLOCK PAVED DRIVEWAY

Via double access gates to provide off road parking.

GARDEN

We maintained gardens to the front and rear with laid laws, planted borders, storage shed and fenced boundaries.

FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0568-8067-7277-6331-1950>

PROPERTY PORTALS.

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PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

FREE VALUATION.

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THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: A
EPC Rating: D

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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.

