



Grange Crescent, Coxhoe, DH6 4BG
2 Bed - House - Semi-Detached
O.I.R.O £89,950

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Fantastic Opportunity - Ideal for First-Time Buyers or Buy-to-Let Investors!

This property boasts a generous plot with shared driveway, possible rear parking, and garden, making it an excellent investment. Situated in a sought-after village location, it offers convenient access to local amenities and road networks.

Features include double glazing and gas central heating via a combination boiler. Early viewing is highly recommended.

The layout comprises an entrance, cosy lounge, modern fitted kitchen breakfast room, rear lobby with storage and WC. Upstairs, you'll find two double bedrooms and a contemporary bathroom with shower over bath. Outside, there are front and rear gardens, with potential parking space.

Grange Crescent enjoys a prime position on the outskirts of Coxhoe, offering everyday conveniences nearby. For a wider range of amenities, Durham City Centre and Sedgefield are easily accessible. Commuting is made easy with the A(177) Highway providing excellent road links to Durham City, Teesside, and the A1(M) Motorway Interchange at Bowburn.



Entrance**Lounge**

13'11 x 11'10 (4.24m x 3.61m)

Kitchen Breakfast Room

15'2 x 6'11 (4.62m x 2.11m)

Rear Lobby**WC****First Floor****Bedroom**

11'10 x 11'0 (3.61m x 3.35m)

Bedroom

9'10 x 8'5 (3.00m x 2.57m)

Bathroom/WC**Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 13Mbps, Superfast 71Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1621p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





Grange Crescent

Approximate Gross Internal Area
693 sq ft - 64 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.