



St. Marys Terrace, Coxhoe, DH6 4JB
3 Bed - House - Mid Terrace
Starting Bid £100,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

St. Marys Terrace Coxhoe, DH6 4JB

* Being Auctioned via the Great North Property Auction in connection with Robinsons * Start bids welcome from £100,000 * Buyers Premium applies please see full details for information **

* NO CHAIN * SPACIOUS THREE BEDROOM HOME WITH DETACHED GARAGE *

An excellent opportunity to purchase a well-sized three bedroom home, offered with no onward chain and situated in Coxhoe – a well-connected village just a short drive from Durham City Centre. Ideal for first-time buyers, families or anyone looking for good space both inside and out.

On the ground floor, you'll find a bright and spacious living room, a separate dining room perfect for family meals or entertaining, and a fitted kitchen with ample unit space and room for a breakfast table. The layout flows well and provides flexibility for modern living. Upstairs are three well-proportioned bedrooms, all of which can comfortably accommodate beds and storage, along with a stylish four-piece bathroom featuring a bath, separate shower, WC and hand basin. There is also access from the landing to a boarded out loft with ladder.

Externally, the property benefits from a private rear yard and a large detached garage, offering secure off-street parking or useful storage space – a rare and valuable addition.

Within Coxhoe there are a range of local shops, pubs, cafés, a primary school rated Good by Ofsted, and beautiful countryside walks nearby. The area also benefits from excellent road links via the A1(M), making commuting to Durham, Newcastle, Darlington or further afield straightforward. Regular bus services run through the village too, adding to the convenience.

This is a solid, spacious home in a location that combines village charm with practical amenities. Early viewing is strongly advised as properties in this area tend to attract high levels of interest.











GROUND FLOOR

Hallway

Living Room

13'9" x 13'1" (4.2 x 4)

Dining Room

13'1" x 10'9" (4 x 3.3)

Kitchen

9'6" x 8'6" x 8'6" x 7'10" (2.9 x 2.6 x 2.6 x 2.4)

FIRST FLOOR

Landing

Bedroom 1

13'5" x 10'5" (4.1 x 3.2)

Bedroom 2

12'9" x 10'5" (3.9 x 3.2)

Bedroom 3

10'2" x 6'6" (3.1 x 2)

Bathroom

9'10" x 9'10" (3 x 3)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1,800 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Energy Rating: E

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.

Auction Info

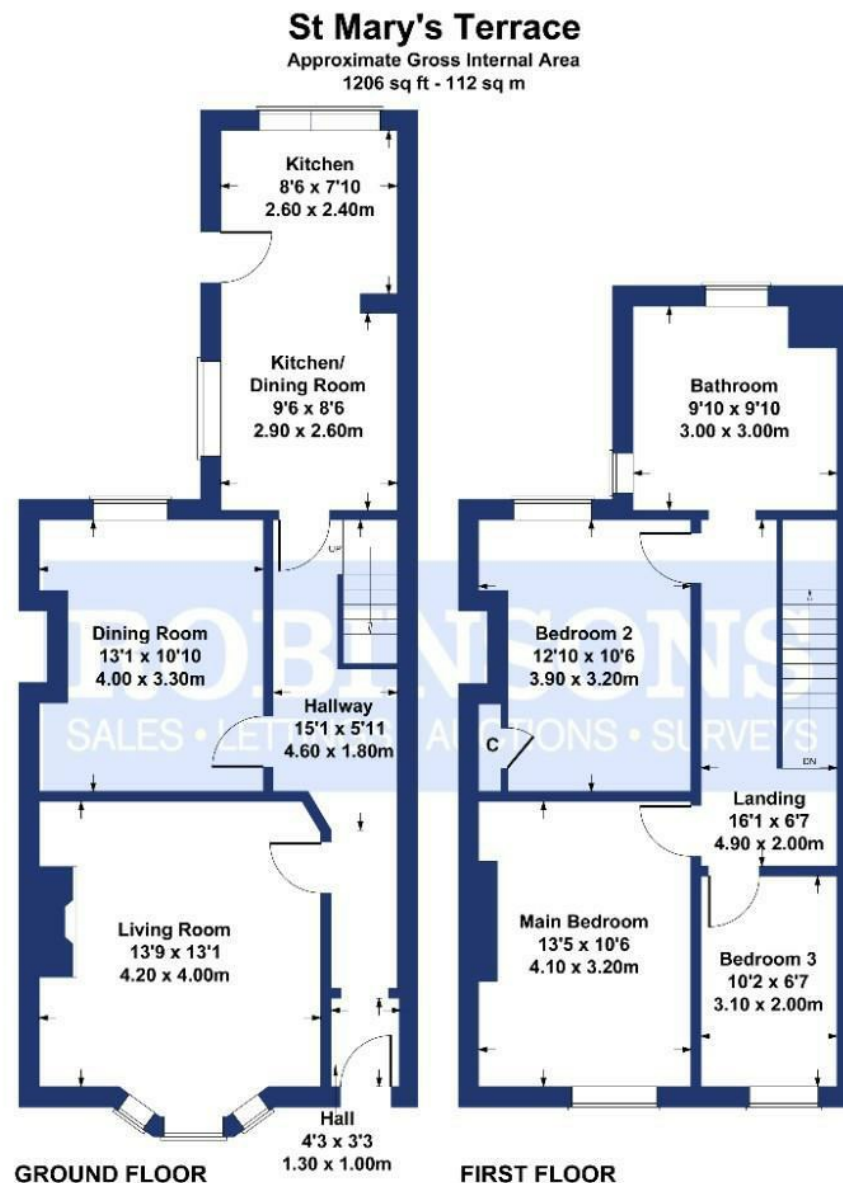
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



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.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	43	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

