



Earls Way, Coxhoe, DH6 4BU
2 Bed - House - Terraced
No Offers £94,500

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Earls Way Coxhoe, DH6 4BU

Stunning Home ** Being Sold at 30% Discount Under Discounted Market Scheme (Criteria Applies) ** Private Rear Aspect ** Integrated Kitchen ** Driveway Parking ** Popular Village ** Outskirts of Durham ** Access to Major Road Links & Amenities ** Early Viewing Advised **

The accommodation is well laid out and briefly comprises: entrance hallway with cloakroom/WC, a stylish integrated kitchen/diner fitted with a range of contemporary high-gloss units, and a comfortable rear-facing lounge which enjoys views over and direct access to the garden and patio area.

To the first floor are two generous double bedrooms and a modern bathroom/WC, complete with an over-bath shower. Externally, the property benefits from a private rear garden with lawn and patio areas, ideal for outdoor dining and relaxation, while the front offers convenient driveway parking.

Coxhoe is a well-established and popular village situated approximately five miles south of Durham City, offering an excellent balance of village living with easy access to both open countryside and larger urban centres.

The village provides a good range of everyday amenities including a Co-operative supermarket, independent shops, post office, chemist, cafés, takeaways and public houses. Healthcare facilities are conveniently located nearby, along with leisure provision such as Active Life @ Coxhoe, which offers gym and sports facilities.

Coxhoe is also well served by public transport, with regular bus services to Durham City, Bishop Auckland, Hartlepool and surrounding areas. For commuters, excellent road links provide straightforward access both north and south to key regional destinations.

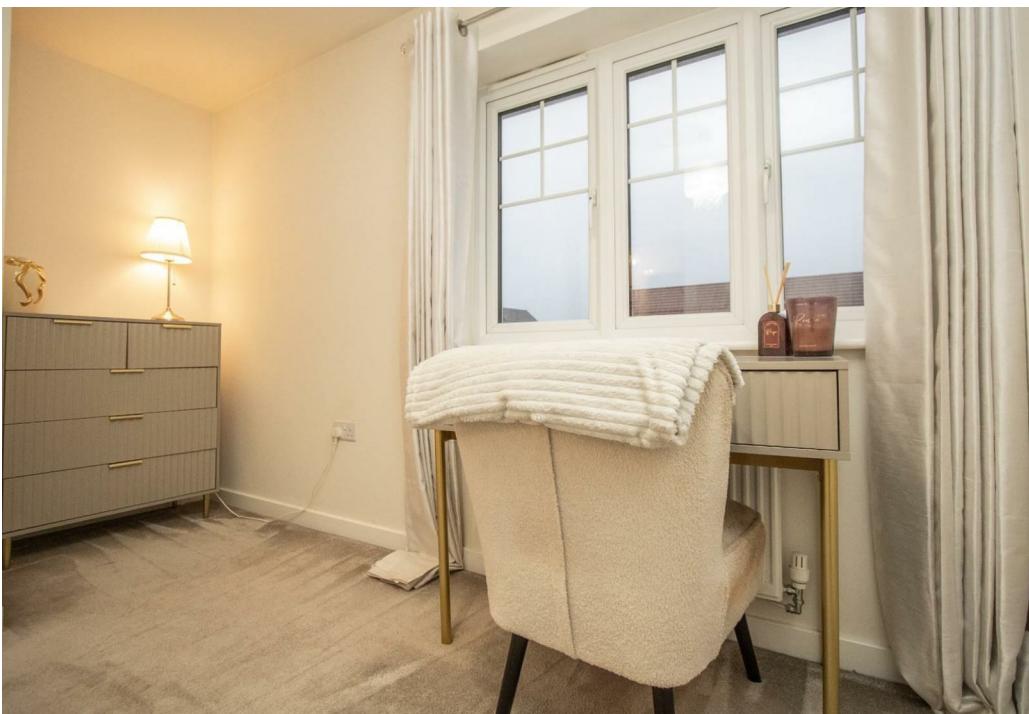












GROUND FLOOR

Halway

Kitchen Diner
11'11 x 9'11 (3.63m x 3.02m)

W C

Lounge
13'0 x 11'0 (3.96m x 3.35m)

FIRST FLOOR

Bedroom
13'0 x 8'8 (3.96m x 2.64m)

Bedroom
13'0 x 10'1 (3.96m x 3.07m)

Bathroom/WC

Agents Notes

Council Tax: Durham County Council, Band B - Approx. £1984 p.a

Tenure: Freehold Assumed

Estate Management Charge – Yes (tbc)

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licensing area – No

Rights & Easements – Being sold under the Discounted Market Scheme at 30% Discount

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None Known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – NA

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance: HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

DMS

What is Discount Market Sale?

Discount Market Sale (DMS) is homes that, if you are eligible, you can buy at a percentage discount on the open market price. The discount you get depends on the legal agreement made with the Developer and the Council and can be up to 50% of the price. The percentage discount that you receive would be passed on to all future owners of the home.

For example you could see a home that is worth £100,000 with a 20% discount. You would buy this for £80,000. When you come to sell it could now be worth £125,000 and you could sell for a maximum of £100,000.

Who can apply?

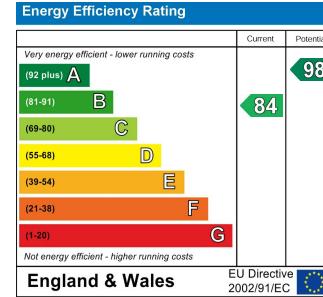
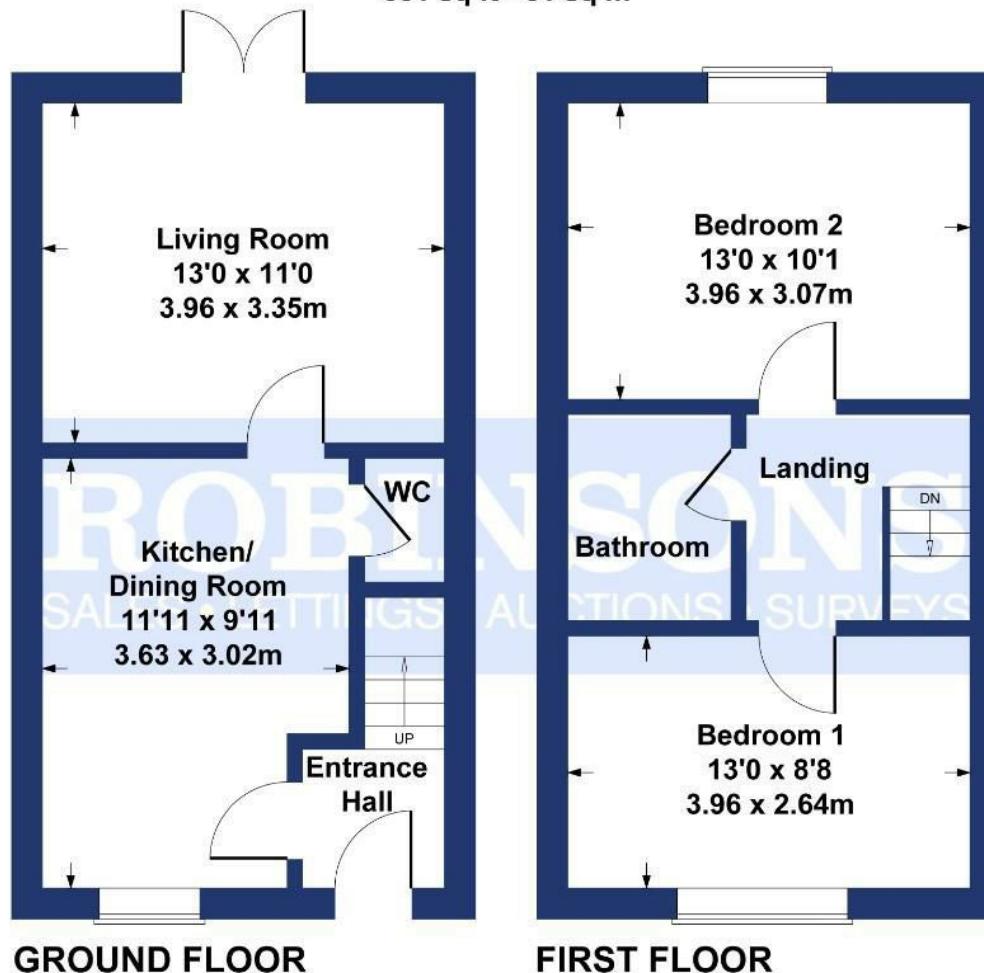
Anyone can make an application to check their eligibility to buy a DMS to the council. Only the council can confirm that you are eligible, however sales teams and estate agents may advise you that you would be unsuccessful depending on your circumstances. The eligibility requirements for each site will differ, however broadly you would need to meet the following criteria:

- As a household have an income of less than £80,000 per year
- Be legally allowed to own a property in the UK
- Have a local connection to the area through residency, employment or caring responsibilities
- Not own another property at point of purchase (either in the UK or abroad)
- Be buying the house to live in it.



Earls Way

Approximate Gross Internal Area
661 sq ft - 61 sq m



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. 2026

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.



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