



Petterson Dale, Coxhoe, DH6 4HA
3 Bed - House - Semi-Detached
O.I.R.O £165,000

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Petterson Dale

Coxhoe, DH6 4HA

Ideal Family or First Home ** Well Presented Throughout ** Popular Village Location ** Well Presented Throughout ** Outskirts of Durham ** Gardens & Ample Driveway Parking ** Double Glazing & GCH ** Extended Floor Plan **

This well-presented home offers a flexible and spacious layout, ideal for modern family living. The internal floorplan briefly comprises: entrance porch, an additional reception room/ground floor bedroom created via the garage conversion, a comfortable living and dining room, and a modern fitted kitchen.

To the first floor are three good-sized bedrooms and a contemporary white suite bathroom/WC.

Externally, the property benefits from gardens to both the front and rear. The rear garden enjoys a private, sunny aspect, while the front offers a generous driveway providing ample off-street parking.

Pleasantly positioned in a tucked-away setting within the popular village of Coxhoe, residents benefit from a range of local amenities including convenience stores, a pharmacy, and welcoming eateries. The village hall hosts regular community events such as fitness classes, coffee mornings, and seasonal markets.

For more extensive shopping and leisure facilities, Spennymoor is approximately 4 miles away, offering supermarkets, high street retailers, and dining options. Durham City Retail Park is also within easy reach (around 6 miles), providing a wide selection of national brands, homeware stores, and popular food outlets, while the historic Durham City offers independent shopping, renowned restaurants, and vibrant nightlife.











GROUND FLOOR

Hallway

Reception

14'06 x 7'03 (4.42m x 2.21m)

Lounge Dining Room

22'8 x 8'2 (6.91m x 2.49m)

Kitchen

9'5 x 7'10 (2.87m x 2.39m)

FIRST FLOOR

Bedroom

13'6 x 9'3 (4.11m x 2.82m)

Bedroom

9'3 x 9'1 (2.82m x 2.77m)

Bedroom

8'7 x 7'9 (2.62m x 2.36m)

Bathroom/WC

8'2 x 6'0 (2.49m x 1.83m)

Agents Notes

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

Tenure: Freehold

Estate Management Charge – NA

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 licencing area – No

Probate – NA

Rights & Easements – None known

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 – Garage conversion

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.

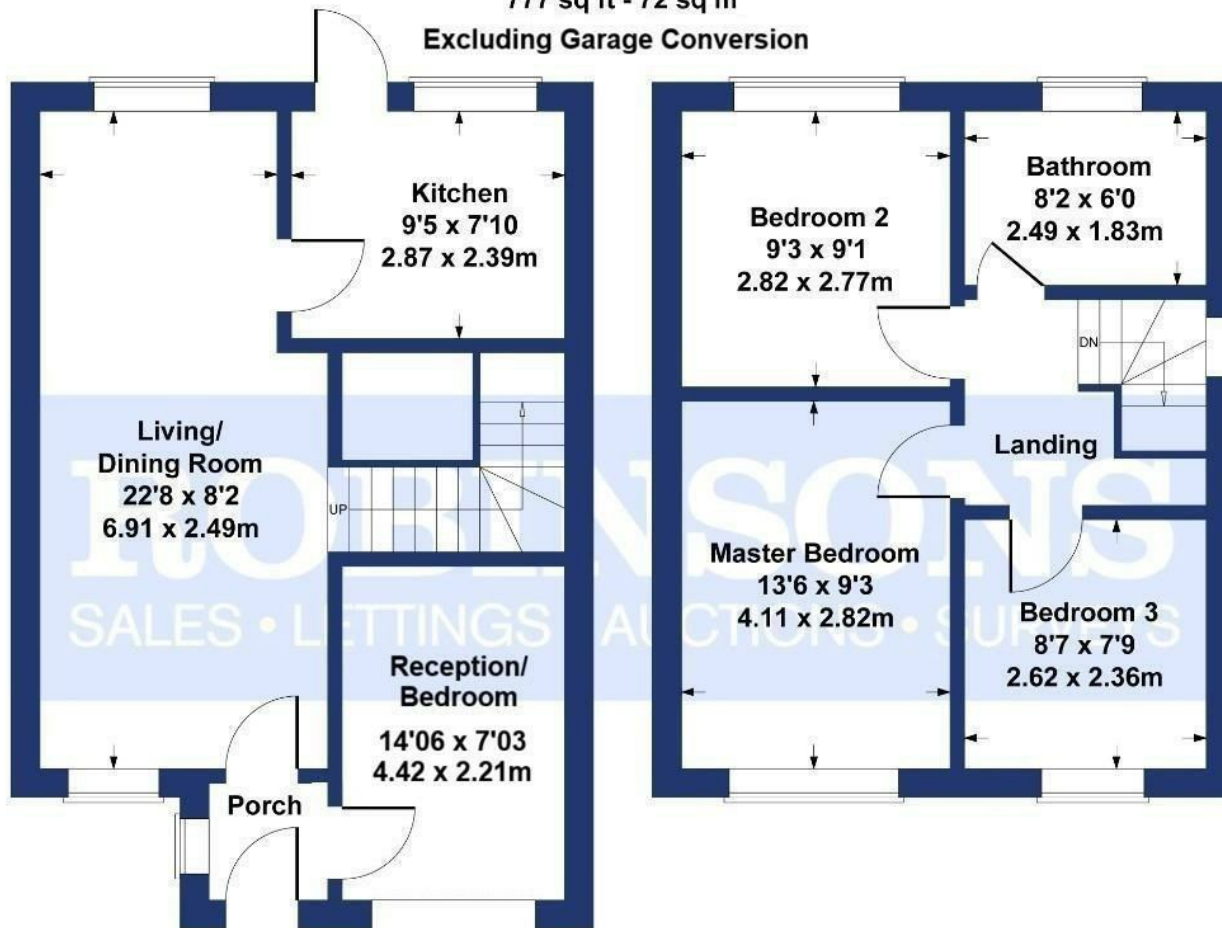
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser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

Petterson Dale

Approximate Gross Internal Area

777 sq ft - 72 sq m

Excluding Garage Conversion



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.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		
(69-80) C		
(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

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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