



Parkhill Estate

Coxhoe, Durham DH6 4JH

- SEMI-DETACHED HOME WITH EXCELLENT REFURBISHMENT POTENTIAL
- TWO DOUBLE BEDROOMS
- KITCHEN WITH INTEGRATED OVEN AND HOB
- OFF-ROAD PARKING WITH WROUGHT IRON DOUBLE GATES
- NO ONWARD CHAIN
- IDEAL INVESTMENT OPPORTUNITY WITH EARLY VACANT POSSESSION
- LOUNGE WITH RECESSED FEATURE FIREPLACE AND INSET LOG BURNER
- GROUND FLOOR BATHROOM PLUS FIRST-FLOOR SHOWER ROOM
- GARDENS TO THE FRONT AND REAR
- EXCELLENT ROAD LINKS TO A1(M), A177 AND A688

Offers In The Region Of £99,950

Council Tax Band: A

EPC Rating:

FULL DESCRIPTION

This semi-detached property offers a superb refurbishment and investment opportunity, available with early vacant possession and no onward chain. Requiring modernisation throughout, it presents an ideal prospect for buyers looking to add value, create a personalised home, or develop a profitable rental or resale project.

An entrance porch leads into the hallway, giving access to the lounge which features a recessed fireplace with inset log burner. The kitchen includes an integrated oven and hob, with a rear entrance lobby providing access to the garden and ground-floor bathroom suite. Stairs from the hallway lead to the first-floor landing with a built-in storage cupboard, two double bedrooms and a separate shower room.

Externally, the property benefits from off-road parking via wrought iron double gates, along with gardens to both the front and rear. Additional features include gas central heating and UPVC double glazing.

Internal inspection is essential.

AREA INFORMATION

Situated in the well-connected village of Coxhoe, the property enjoys a convenient setting just a few miles south of Durham City. Coxhoe offers a strong mix of amenities, community feel and excellent transport links, making it a popular choice for families, commuters and investors alike.

The village provides a wide range of everyday facilities including convenience stores, local shops, cafés, takeaways, traditional pubs, a pharmacy, GP surgery and dental services. Supermarkets and further amenities are available nearby in Bowburn and Durham. Residents also benefit from access to scenic countryside walks, old railway paths and routes leading towards Quarrington Hill and Cassop.

Schooling is well catered for, with Coxhoe Primary School being highly regarded and within easy reach. Secondary education is available at Park View School, Belmont Community School, and additional options across Durham and surrounding villages.

Transport connections are excellent, with the A1(M) just minutes away, providing easy access north and south. The A177 offers a direct route into Durham City, while the A688 links to Spennymoor, Bishop Auckland and the wider region. These strong road links make Coxhoe an ideal base for commuting across County Durham and beyond.

ENTRANCE PORCH

Wooden entrance door leading to hallway with radiator and wood panelled walls and ceiling.

HALLWAY

Radiator, coved ceiling, storage cupboard, part wood panelled walls and stairs to the first floor landing.

LOUNGE

19'0" x 10'11"

Recessed feature fireplace with inset log burner, coved ceiling, radiator and bay window.

KITCHEN

11'9" x 6'2"

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit. Integrated oven with gas hob and extractor hood. Coved ceiling, radiator, plumbed for automatic washing machine and door to rear entrance lobby.

REAR ENTRANCE LOBBY

Double radiator, wood panelled ceiling and door to rear garden.

BATHROOM

Close coupled wc, pedestal wash hand basin, panel bath, radiator and wood panelled walls.

FIRST FLOOR LANDING

Double radiator, storage cupboard and loft access.



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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.