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Park Avenue, Coxhoe, DH6 4JJ
3 Bed - House - Semi-Detached
£135,000

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Park Avenue Coxhoe, DH6 4JJ

No Upper Chain ** Stunning Extended & Remodelled ** Large Landscaped Rear Garden **
Parking ** Popular Location ** Early Viewing Advised **

Beautifully extended, remodelled and presented to an exceptional standard throughout, this stunning three-bedroom semi-detached property is sure to appeal to a wide variety of buyers, including families, professionals and first-time purchasers.

Occupying a pleasant position within the popular village of Coxhoe, the property benefits from a driveway providing ample off-road parking and a fabulous landscaped rear garden enjoying a sunny aspect. Perfect for relaxing and entertaining, the garden features a variety of patio and seating areas, a decked terrace and a summerhouse, creating an impressive outdoor space.

The home benefits from uPVC double glazing and gas central heating, with accommodation briefly comprising: entrance hallway, comfortable lounge with feature log-burning stove and double doors leading to the modern kitchen/dining room. The stylish kitchen offers an excellent space for everyday family life and entertaining, with French doors opening onto the rear decked patio area. The ground floor is further enhanced by a useful utility area and a modern bathroom.

To the first floor are three well-proportioned bedrooms and a separate WC.

Coxhoe is a highly regarded village located approximately six miles from Durham City Centre and offers a range of local amenities including shops, schools, cafés and healthcare facilities. Excellent road links via the A1(M) and A690 provide easy access to Durham, Sunderland, Newcastle and the wider region, making it ideal for commuters.

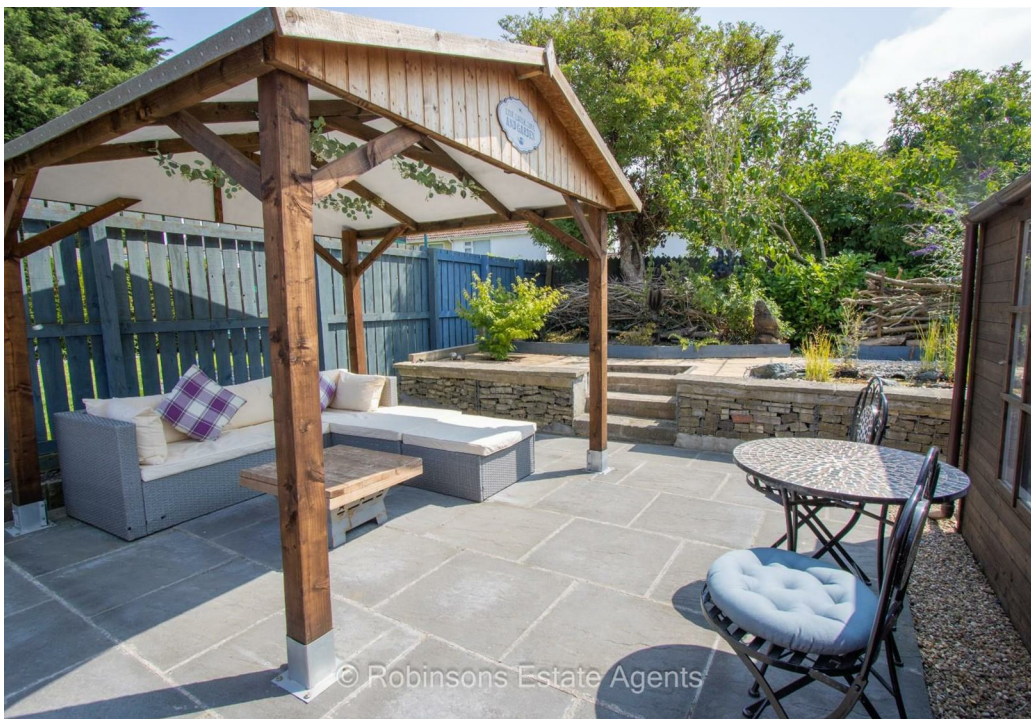
Combining stylish accommodation, outstanding gardens and a sought-after village location, this superb home must be viewed internally to be fully appreciated. Early viewing is strongly advised.







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Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a

Tenure: Freehold

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 – Any covenants which may affect the property would be within the Land Registry Title Register which is available for inspection via the Land Registry.

Selective licencing area – No

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

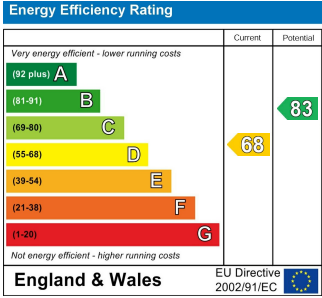
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – Extended

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.



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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