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Park Avenue, Coxhoe, DH6 4JW
3 Bed - House - Semi-Detached
O.I.R.O £124,950

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Park Avenue Coxhoe, DH6 4JW

No Chain ** Spacious Layout ** Sunny Rear Aspect ** Large Garden & Parking **

Occupying a pleasant position with an attractive open outlook to the front, this spacious and well-presented three-bedroom semi-detached home offers generous accommodation, ample outdoor space and excellent convenience for local amenities and commuter routes.

The property benefits from double glazing and gas central heating via a combination boiler and is ideally suited to a variety of purchasers including first-time buyers, growing families and investors alike.

The accommodation briefly comprises an entrance porch leading into a welcoming hallway, a spacious full-length lounge enjoying plenty of natural light and featuring French doors opening directly onto the rear garden, and a fitted kitchen providing a range of storage and workspace.

To the first floor are three well-proportioned bedrooms and a family bathroom/WC.

Externally, the property enjoys driveway parking to the front together with a pleasant outlook. To the rear is a generous enclosed garden with a sunny aspect, offering an excellent space for outdoor entertaining, family enjoyment or gardening enthusiasts. An attached outhouse provides valuable additional storage space and could also be utilised as a utility area.

Coxhoe is a highly regarded village located approximately six miles from Durham City Centre and offers an excellent range of local amenities including shops, schools, cafés and healthcare facilities. The village is particularly popular with commuters thanks to excellent transport links via the A1(M) and A690, providing easy access to Durham, Sunderland, Newcastle and the wider region.

Early viewing is highly recommended to fully appreciate the space, position and potential this attractive home has to offer.







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Agents Notes

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

Tenure: Freehold

Estate Management Charge – No

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

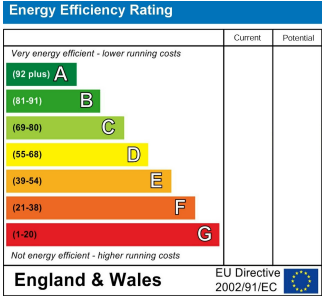
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – None known

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 £42 (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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