

HUNTERS®

HERE TO GET *you* THERE



Blackiston Close

Coxhoe, Durham, DH6 4SX

Offers Over £175,000



3



2



1



B



Area Map



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		96	(82 plus) A		
(81-91) B		84	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



SEMI DETACHED HOME WITHIN REACH OF DURHAM CITY ... Hunters are delighted to present to the market this wonderful modern style three bedroom semi detached family residence situated with a popular cul-de-sac position within this newer style modern development constructed circa 2023 which comes with NHBC certification for seven years. The accommodation briefly comprises of an entrance hallway, lounge, a pleasant dining kitchen with patio doors leading into the rear gardens, a convenient ground floor W/c, a master bedroom with useful en-suite facilities and a family bathroom. For further information and viewings please contact your local Hunters office.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

