



Parkhill Estate, Coxhoe, DH6 4JH  
2 Bed - House - Semi-Detached  
O.I.R.O £99,950

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**Superb First or Young Family Home \*\* Upgraded Throughout \*\* Modern Kitchen & Bathroom \*\* Driveway Parking \*\* Popular Location \*\* Pleasant & Prominent Position \*\* Upvc Double Glazing & GCH \*\* Gardens \*\* Good Road Links & Amenities \*\* Must Be Viewed \*\***

The floor plan briefly comprises an entrance porch, hallway leading to a comfortable lounge and a modern fitted kitchen with a range of integrated appliances, along with a rear porch. There are two well-proportioned double bedrooms and a bathroom/WC fitted with a white suite and shower.

Externally, the property benefits from low-maintenance front and rear gardens, which also offer potential for extension (subject to the usual consents). The front garden additionally provides convenient off-street parking.

Coxhoe is a well-established and popular village in Durham, situated approximately five miles south of Durham City. It close to both countryside and major urban centres, making it appealing to a wide range of buyers looking for village life with convenience.

The village provides a good selection of local amenities to support day-to-day living, including a Co-operative supermarket, independent shops, a post office, chemist, cafés, takeaways and public houses. There are also healthcare facilities nearby, along with leisure provision such as Active Life @ Coxhoe, which offers gym and sports facilities.

Coxhoe is well served by public transport, with regular bus services connecting the village to Durham City, Bishop Auckland, Hartlepool and surrounding areas. For road users, the village is particularly well placed, with easy access to the A177 and nearby links to the A1(M). This allows straightforward travel north and south, with Durham City, Newcastle, Teesside and other key regional centres all within comfortable commuting distance.



**GROUND FLOOR**

**Entrance Porch**

**Hall**

**Lounge**

13'8 x 13'4 (4.17m x 4.06m)

**Kitchen Diner**

17'9 x 7'5 (5.41m x 2.26m)

**Porch**

**FIRST FLOOR**

**Bedroom**

12'2 x 10'8 (3.71m x 3.25m)

**Bedroom**

10'2 x 9'6 (3.10m x 2.90m)

**Bathroom/WC**

**Agent Notes**

Council Tax: Durham County Council, Band A - Approx. £1701p.a

Tenure: Freehold

Property Construction – Standard.

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

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.

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 that we are aware of.

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

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.

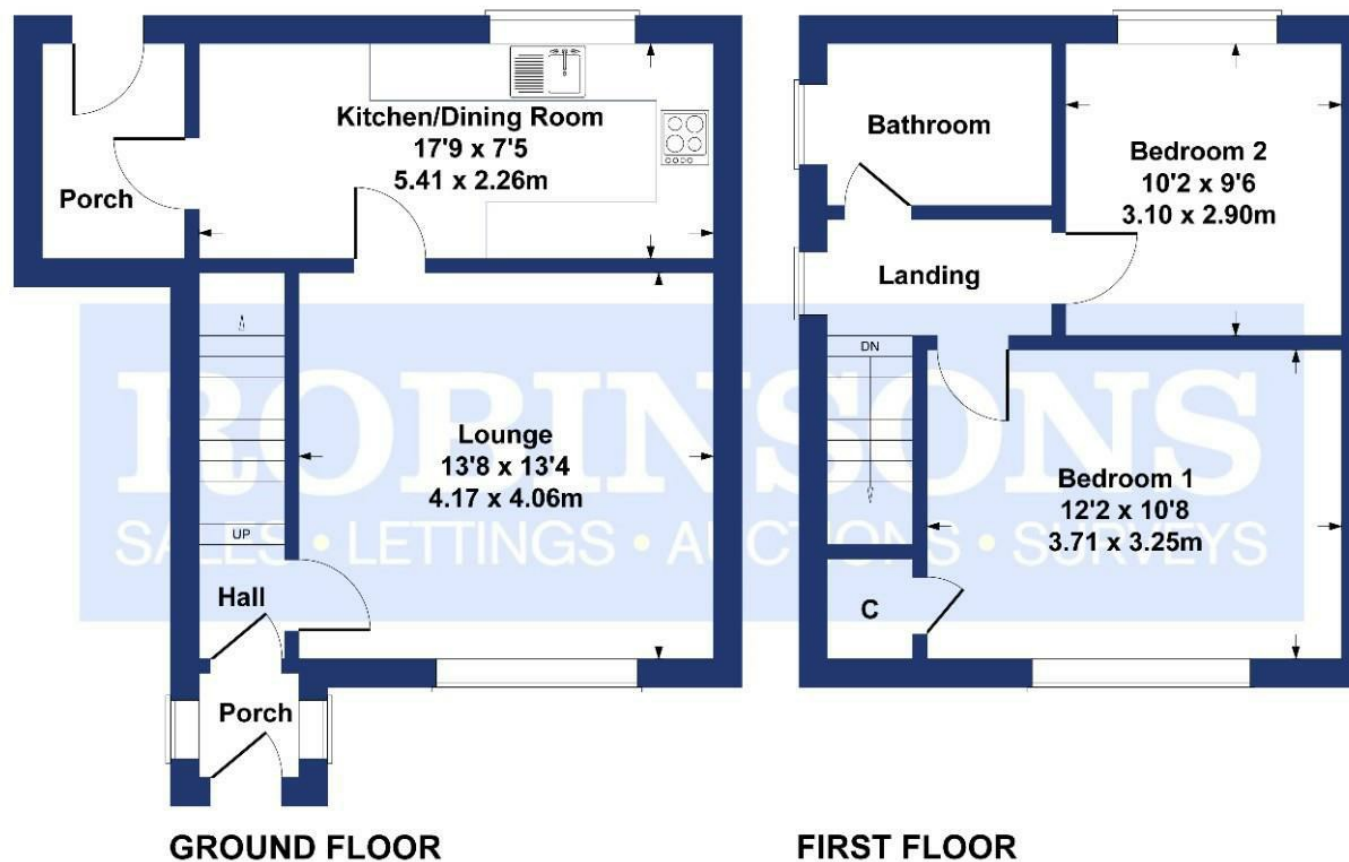




# Parkhill Estate

Approximate Gross Internal Area

807 sq ft - 75 sq m



## 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 |   |                         |           |
| (92 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                             |   | 66                      | 82        |
|                                             |   | EU Directive 2002/91/EC |           |

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.