



**Grange Crescent, Coxhoe, DH6 4BG**  
**2 Bed - House - Semi-Detached**  
**O.I.R.O £79,995**

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No Upper Chain \*\* Popular Village Location \*\* Cul-De-Sac Position \*\* Ideal Starter or Young Family Home \*\* Good Buy-to-Let \*\* Local Amenities & Road Links \*\* Outskirts of Durham \*\* Early Viewing Advised \*\*

Located in a pleasant cul-de-sac is this two bedroom semi-detached house which has the benefit of front and rear gardens. The property has gas central heating and has UPVC double glazing. The floor plan comprises; entrance vestibule, lounge, kitchen with a range of fitted units, rear hallway, cloakroom/WC. To the first floor there are two good size bedrooms bedrooms and bathroom/WC. Outside the house has gardens to front and rear which are mainly laid to lawn and enclosed.

Situated in the picturesque village of Coxhoe in County Durham, the property benefits from a harmonious blend of rural charm and modern convenience. Just six miles south of Durham city centre, Coxhoe provides a peaceful village lifestyle with excellent connectivity via the A177 and A688, making commuting simple. The village itself offers a range of essential amenities, including shops, schools, and leisure facilities, all contributing to a high quality of life. Coxhoe is an appealing location for a variety of buyers—from first-time homeowners to growing families—thanks to its welcoming community, scenic surroundings, and easy access to urban centres.

## GROUND FLOOR

### Hallway

### Lounge

13'11 x 11'10 (4.24m x 3.61m)

### Kitchen

15'2 x 6'11 (4.62m x 2.11m)

### Rear Hall

### WC

## FIRST FLOOR

### Bedroom

11'10 x 11'0 (3.61m x 3.35m)

### Bedroom

9'10 x 8'5 (3.00m x 2.57m)

### Bathroom/WC

### Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1,701

p.a

Tenure: Freehold

Estate Management Charge - NA

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 – We are 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

Probate - Through as far as we are aware

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. Accessibility/Adaptations – NA  
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.



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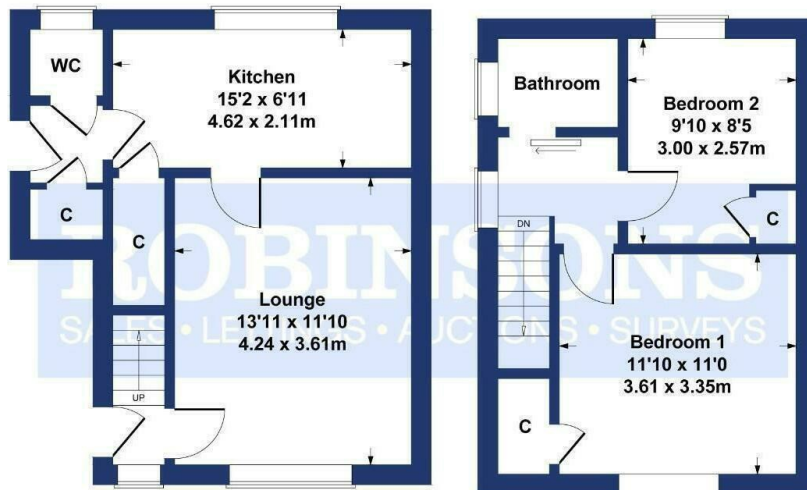
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Grange Crescent**  
Approximate Gross Internal Area  
693 sq ft - 64 sq m



**GROUND FLOOR**

**FIRST FLOOR**

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. 2022

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>72</b>	
EU Directive 2002/91/EC	
England & Wales	

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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.



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