



Petterson Dale, Coxhoe, DH6 4HA  
3 Bed - House - Semi-Detached  
£150,000

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# Petterson Dale

## Coxhoe, DH6 4HA

No Onward Chain \*\* Competitive Asking Price \*\* Gardens, Driveway & Garage \*\* Popular Village Location \*\* Excellent Amenities & Transport Links \*\*

This well-presented three-bedroom home represents an ideal opportunity for first-time buyers, growing families or investors alike. Positioned within a popular and well-established residential area, the property combines comfortable internal living space with generous external areas and excellent local connectivity.

Internally, the accommodation is thoughtfully laid out and briefly comprises: entrance porch leading into a spacious living and dining room, providing a versatile open plan feel — perfect for both everyday living and entertaining. To the rear, there is a modern fitted kitchen offering a range of wall and base units, ample worktop space and room for appliances.

To the first floor, the property features three well-proportioned bedrooms, all offering good natural light and flexibility for family living, home working or guest accommodation. These are served by a white suite family bathroom, fitted with bath, wash basin and WC, finished in a clean, neutral style.

Externally, the home continues to impress. There are gardens to both the front and rear, with the rear garden enjoying a good degree of privacy — ideal for relaxing, outdoor dining or children's play space. The front elevation benefits from a driveway providing off-street parking, which in turn leads to a single garage, offering additional parking, storage or workshop potential.













## GROUND FLOOR

### Hallway

### Lounge Diner

22'8 x 8'2 (6.91m x 2.49m)

### Kitchen

9'5 x 7'10 (2.87m x 2.39m)

## FIRST FLOOR

### Bedroom

13'6 x 9'3 (4.11m x 2.82m)

### Bedroom

9'3 x 9'1 (2.82m x 2.77m)

### Bedroom

8'7 x 7'9 (2.62m x 2.36m)

### Bathroom/Wc

8'2 x 6'0 (2.49m x 1.83m)

### Agents Notes

Council Tax: Durham County Council, Band B- Approx. £1984p.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 – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Probate – NA

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.

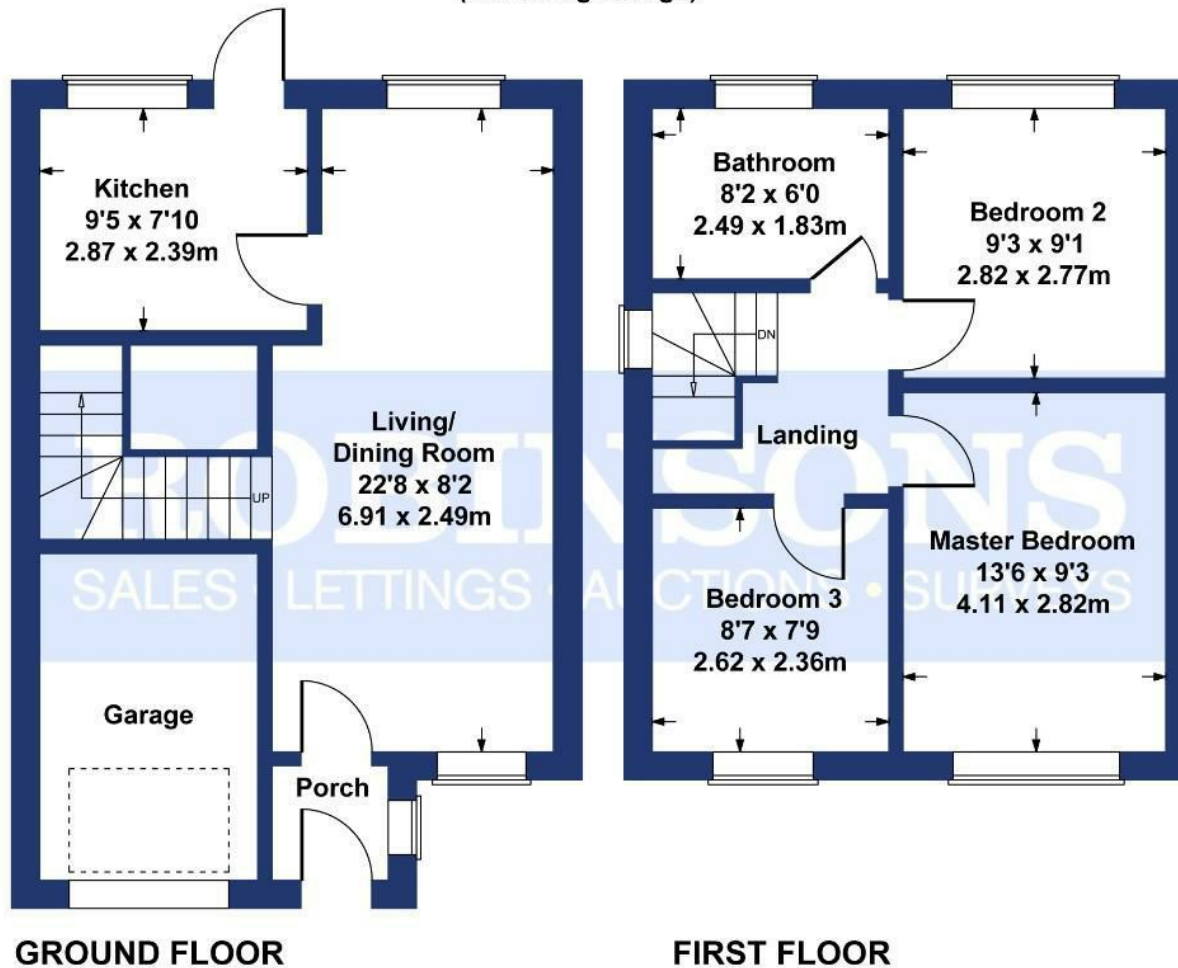
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



# Petterson Dale

Approximate Gross Internal Area  
777 sq ft - 72 sq m  
(Excluding Garage)



## 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) <b>A</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		
England & Wales		EU Directive 2002/91/EC

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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