



The Avenue, Coxhoe, DH6 4AD  
3 Bed - House - Terraced  
Offers In The Region Of £139,950

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

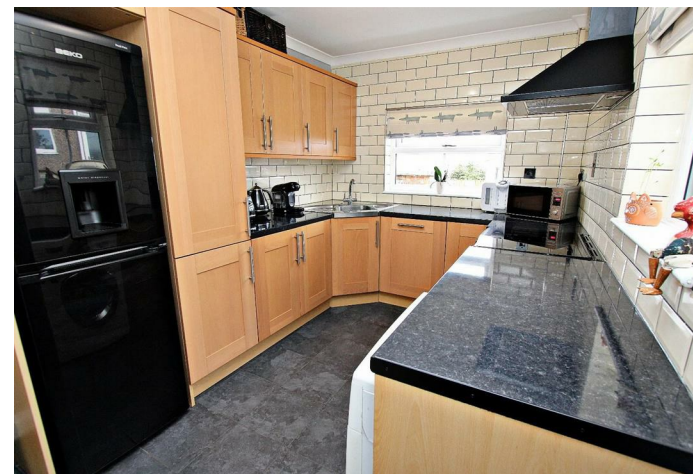
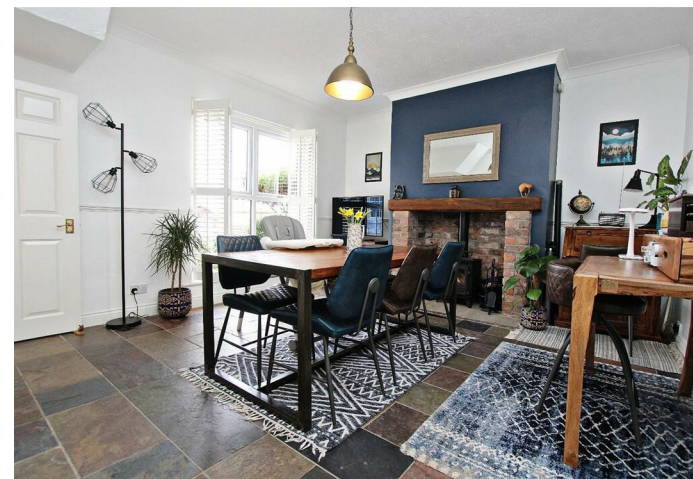
# The Avenue

## Coxhoe, DH6 4AD

Stunning Family or First Home \*\* Upgraded Throughout \*\* Spacious Floor Plan \*\* Large Rear Garden with Sunny Aspect \*\* Double Detached Garage \*\* Recent Upvc Double Glazing & GCH Via Combi \*\* Feature Fireplace with Log Burner \*\* Popular Village Location \*\* Good Amenities & Road Links \*\* Early Viewing Advised \*\*

Internally the property has a wealth of benefits including separate living and dining rooms, both being very spacious, with the dining room having a feature fireplace with log burning stove. The kitchen is fitted with a range of modern wall and base units and contrasting worktops. The first floor has three bedrooms and sumptuous family bathroom/wc with separate shower cubicle and under floor heating. The loft has good potential to be converted subject to consent and is accessed via pull down ladder and has been part boarded. Externally the property has off road car parking to the rear, double detached garage and very large enclosed garden with sunny aspect.

Coxhoe is traditionally popular with families as it offers access to schools, local amenities, recreational facilities, good bus links and access to the A1(M) which provides links to many of the regions major towns and cities including Darlington, Newcastle upon Tyne, Gateshead and Chester le Street. Durham City centre is also just a short journey away where there are a wider range of recreational facilities and amenities available.











## Ground Floor

### Inviting Entrance Hallway

### Living Room

14'3 x 15'2 (4.34m x 4.62m)

### Dining Room

14'3 x 14'11 (4.34m x 4.55m)

### Kitchen

11'11 x 8'2 (3.63m x 2.49m)

### Double Garage

## First Floor

### Bedroom

13'8 x 10'5 (4.17m x 3.18m)

### Bedroom

12'9 x 9'7 (3.89m x 2.92m)

### Bedroom

9'9 x 7'1 (2.97m x 2.16m)

### Bathroom/WC

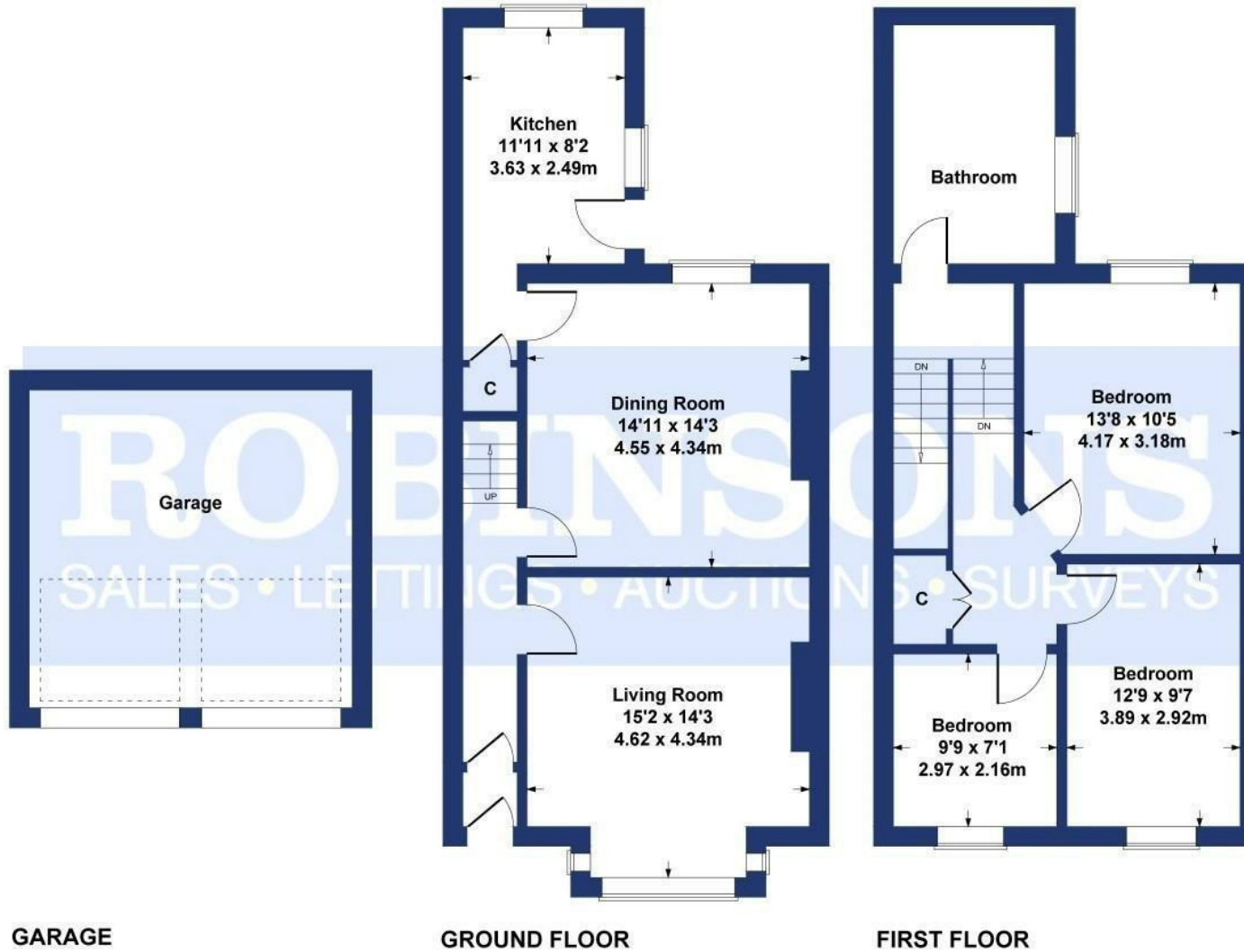
### Tenure - Freehold

Council Tax Band A - Approx. £1381 PA



# The Avenue

Approximate Gross Internal Area  
1165 sq ft - 108 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. 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</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>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



1 Old Elvet, Durham City, Durham, DH1 3HL  
Tel: 0191 386 2777  
info@robinsonsdurham.co.uk  
www.robinsonsestateagents.co.uk

