



Grange Crescent

Coxhoe DH6 4BG

Offers In The Region Of £125,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Grange Crescent

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- No chain involved
- EPC RATING - C
- Lovely outlook to the side

- Large double storey extension
- Very generous surrounding garden
- Two/three reception rooms

- Four/five bedrooms
- Rear driveway
- Lots of potential

SOLD STC - SIMILAR PROPERTIES REQUIRED!

Enjoying a cul de sac location within the village of Coxhoe, Venture Properties offer for sale with no chain involved, this large semi detached house with a double storey extension and very generous gardens. In need of some cosmetic improvements, the property offers lots of potential for buyers to add their own stamp.

The very spacious accommodation comprises to the ground floor on an entrance hallway with shower room/WC, leading to a spacious living room, kitchen overlooking the rear garden, a rear lobby which has access to the side of the property as well as a dining room and ground floor bedroom or further reception room. To the first floor are two double bedrooms, bathroom/WC and a bedroom which could be used as a study or dressing room that gives access to additional double bedrooms. Externally the corner plot has double gates providing access for off street parking to the rear and extensive enclosed gardens. The garden is not directly overlooked and looks on to fields at the side.

Coxhoe offers a wide range of local amenities including shops and a primary school. There are also good road links for commuting via the A1(M) and A177.

GROUND FLOOR

Hall

Entered via UPVC door. With stairs leading to the first floor and access to the shower room/WC.

Living Room

14'0" x 11'10" (4.27 x 3.61)

Spacious reception room with a UPVC glazed window to the front, feature fireplace, laminate flooring and radiator.

Kitchen

15'2" x 6'9" (4.64 x 2.08)

Fitted with a range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in oven and hob and space for a washing machine and fridge. Further features include a UPVC double glazed window to the rear, tiled splashbacks, radiator and understairs storage cupboard.

Lobby

With a UPVC double glazed external door.

Dining Room

8'9" x 7'8" (2.67 x 2.35)

With a UPVC double glazed window to the side and radiator.

Reception Room/Bedroom

15'5" x 8'9" (4.71 x 2.67)

A further generous reception room or bedroom which can be used to suit the needs of any buyer. Having a UPVC double glazed window to the side and radiator.

Shower Room/WC

5'9" x 5'7" (1.77 x 1.71)

Comprising of a wall mounted electric shower, hand wash basin, WC, radiator and UPVC double glazed opaque window to the side.

FIRST FLOOR

Landing

With access to the loft.

Bedroom One

11'10" x 11'1" (3.61 x 3.39)

Double bedroom with a UPVC double glazed window to the front, radiator and storage cupboard.

Bedroom Two

11'7" x 10'0" (3.55 x 3.06)

Double bedroom with a UPVC double glazed window to the rear, storage cupboard and radiator.

Bedroom Three/Study/Dressing Room

8'9" x 8'6" (2.67 x 2.60)

Suitable to the needs of any buyer either as an additional bedroom, study, dressing room or teenage annex. With a double glazed window to the side and interconnecting doors to bedroom four and five.

Bedroom Four

13'1" x 8'9" (4.00 x 2.67)

Generous double bedroom with a double glazed window to the front, UPVC double glazed window to the side and radiator.

Bedroom Five

11'0" x 8'9" (3.37 x 2.67)

Spacious double bedroom with a double glazed window to the rear, UPVC double glazed window to the side and radiator.

Bathroom/WC

6'7" x 4'4" (2.02 x 1.33)

Comprising of a bath with mixer shower over, hand wash basin, WC, radiator and UPVC double glazed opaque window to the rear.

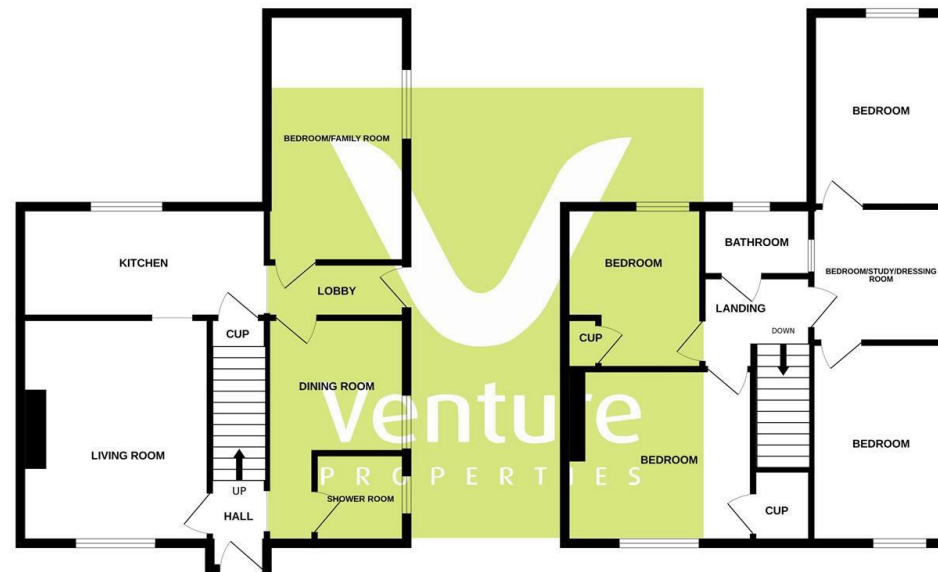
EXTERNAL

The property enjoys an extensive plot with enclosed gardens to three sides including lawn to the side and rear. There are double gates which provide access for off street parking via an access lane.

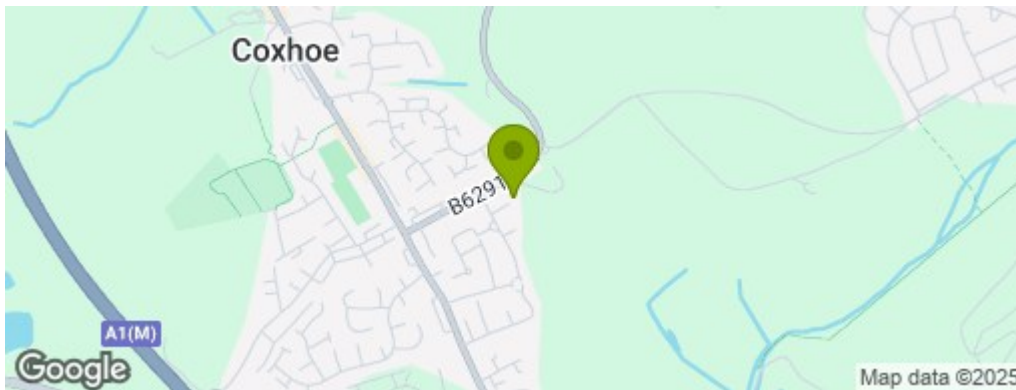
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GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed 10,000 Mbps.

Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: B Annual price: £1,984 (Maximum 2025)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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