



**Park Avenue**

Coxhoe DH6 4JN

**£750 Per Calendar Month**







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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# Park Avenue

## Coxhoe DH6 4JN



- Available October 2025 on an unfurnished basis
- EPC RATING - C
- Newly installed central heating system

- Refurbished throughout
- Modern fitted kitchen
- Modern neutral decor

- Three bedrooms
- Modern fitted bathroom
- Located with good road links for commuting

Available October 2025 on an unfurnished basis, Venture Properties are delighted to offer the opportunity to rent this spacious semi detached house with three bedrooms and a large rear garden in a popular location on the outskirts of Coxhoe. The property has been refurbished throughout and decorated in a neutral style throughout. It is ideally located close to the A1(M) providing superb road links for commuting.

Having a floor plan comprising of an entrance hallway, spacious open plan living and dining room, newly fitted kitchen and a lobby with WC and storage. To the first floor there are two generous double bedrooms, a well proportioned single bedroom and newly fitted bathroom. Externally there is a driveway for off street parking to the front and a large, enclosed garden to the rear.

Early viewing is highly recommended.

### GROUND FLOOR

#### Hall

8'11" x 6'8" (2.72 x 2.05)

Entered via UPVC double glazed door. With stairs leading to the first floor, a UPVC double glazed window to the front, radiator and laminate flooring.

#### Open Plan Living and Dining Room

21'10" x 11'11" (6.68 x 3.65)

Spacious reception room with UPVC double glazed windows to the front and rear and two radiators.

#### Kitchen

13'2" x 8'11" (4.03 x 2.72)

Newly fitted with a comprehensive range of wall and floor units

having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and hob with extractor over. Further features include a UPVC double glazed window to the rear, recessed spotlighting, plumbing for a washing machine, a unit housing the newly installed gas central heating boiler and a door to the rear lobby.

#### Lobby

With doors to the front and rear gardens, a large store room, storage cupboard and a ground floor WC.

### FIRST FLOOR

#### Landing

With a UPVC double glazed window to the side and access to the loft.

#### Bedroom One

12'0" x 11'5" (3.68 x 3.50)

Generous double bedroom with a UPVC double glazed window to the front, built in cupboard and radiator.

#### Bedroom Two

12'3" x 10'2" (3.74 x 3.11)

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

#### Bedroom Three

9'0" x 8'6" (2.75 x 2.60)

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

#### Bathroom/WC

6'11" x 5'6" (2.12 x 1.68)

Stylish newly fitted bathroom comprising of a bath with mains

fed shower over, a hand wash basin and WC inset to a vanity unit. Further features include tiled splashbacks, a heated towel rail, extractor fan, storage cupboard and UPVC double glazed opaque window to the rear.

### EXTERNAL

To the front of the property is a garden and driveway for off street parking, whilst to the rear is a large enclosed, lawned garden.

### Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

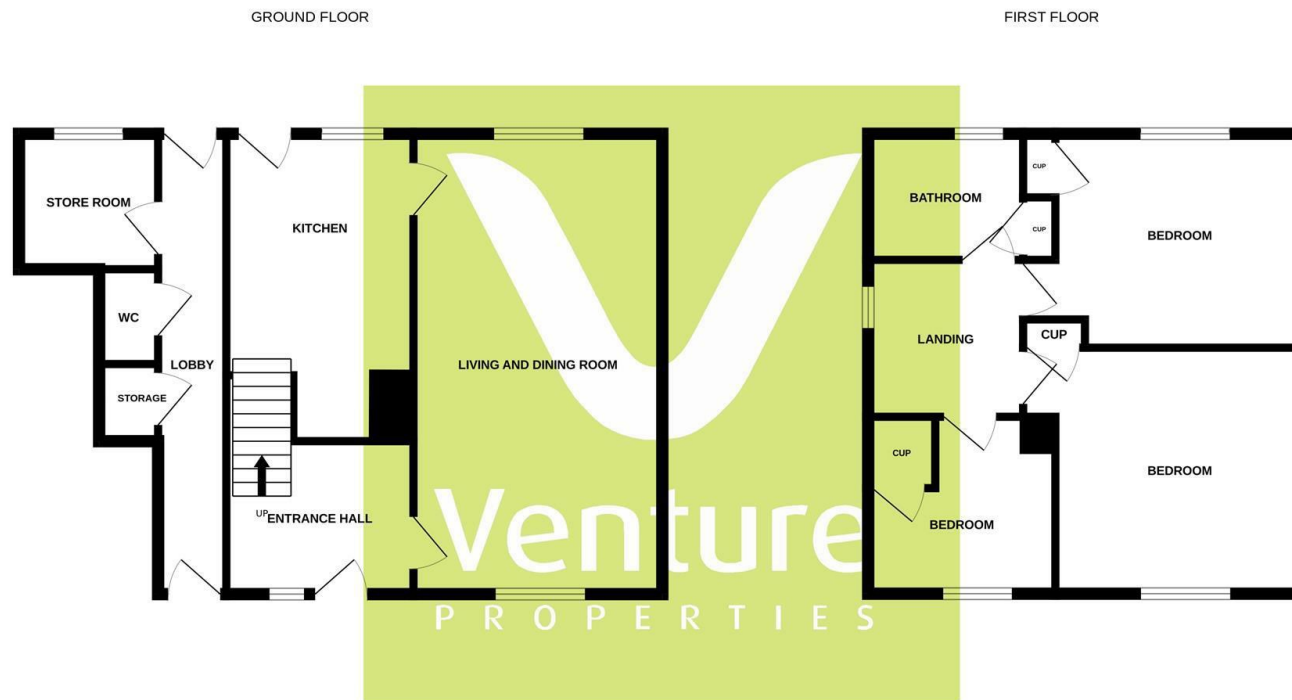
You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

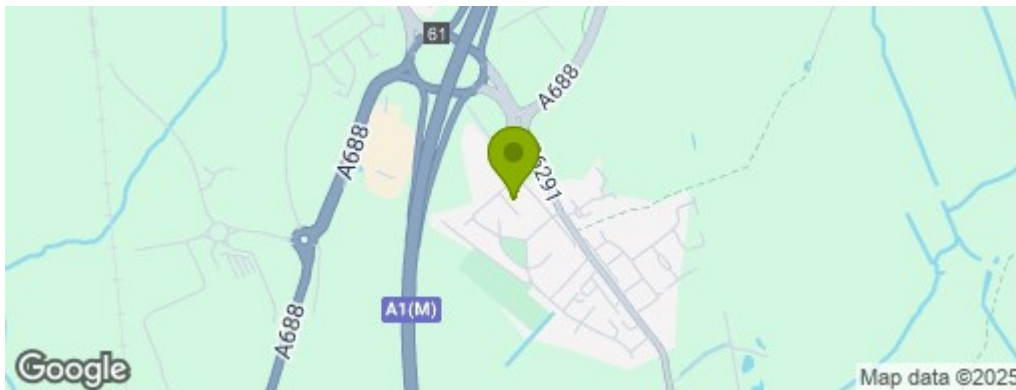
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

### Bond / Deposit

The security deposit (bond) amount is equivalent to 4 weeks rent.



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

EPC RATING - C COUNCIL TAX BAND - A UNFURNISHED

0191 372 9797

1 Whitfield House, Durham, DH7 8XL  
durham@venturepropertiesuk.com