

Cooperative Terrace, Coxhoe, DH6 4DQ
3 Bed - House - End Terrace
O.I.R.O £135,000

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Cooperative Terrace
Coxhoe, DH6 4DQ







** Extended & Large Family Home ** Three Good-Sized Bedrooms ** Useful Boarded Loft ** Large Rear Garden ** Off-Street Parking ** Popular Coxhoe Location **

Occupying a pleasant position within the popular village of Coxhoe, on the outskirts of Durham, this extended and spacious property offers generous and versatile accommodation ideally suited to a range of buyers, particularly couples and families.

The home benefits from double glazing and gas central heating throughout. The well-proportioned floorplan briefly comprises an entrance hallway, comfortable lounge, separate dining room, fitted kitchen, useful utility room and a convenient ground-floor shower room/WC.

To the first floor are three good-sized bedrooms, a family bathroom and separate WC. A particular feature of the property is the spacious boarded loft room, accessed via a staircase and offering excellent additional space and further potential, subject to any necessary consents and regulations.

Externally, the property continues to impress with a large enclosed rear garden providing plenty of space for outdoor seating, entertaining and children to play. Off-street parking is also available for approximately two vehicles.

With its generous accommodation, excellent outdoor space and popular village location within easy reach of Durham City, early viewing is recommended to fully appreciate the space and potential this home has to offer.














SPOTTING


SHARON VAN ETTEN
SAVING ME TOMORROW


KILL TEAM





Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
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 – Extended
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Cooperative Terrace

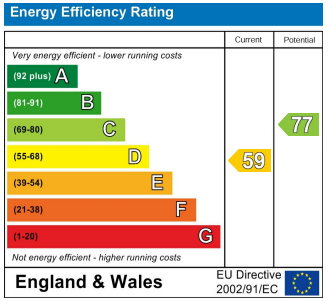
Approximate Gross Internal Area
1647 sq ft - 153 sq m



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. 2026



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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