

Park Avenue, Coxhoe, DH6 4JJ
3 Bed - House - Semi-Detached
£895 Per Calendar Month

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Park Avenue
Coxhoe, DH6 4JJ

Available to rent on an unfurnished basis, this superb and spacious three-bedroom semi-detached home has been tastefully upgraded throughout, offering modern and comfortable living accommodation ideal for families and professionals alike. Situated in the popular village of Coxhoe, the property benefits from a generous, enclosed rear garden enjoying a sunny aspect, together with a private driveway providing off-street parking.

The well-presented accommodation briefly comprises an entrance porch, welcoming hallway, spacious open-plan lounge and dining area with French doors opening directly onto the rear garden, and a modern fitted kitchen complete with a selection of integrated appliances. A rear lobby provides access to a convenient ground-floor WC and useful store/utility room. To the first floor are two generously proportioned double bedrooms, a good-sized single bedroom and a contemporary family bathroom/WC.

Externally, the property enjoys a driveway to the front and a particularly spacious, enclosed rear garden, ideal for outdoor entertaining, relaxing and family enjoyment.

Coxhoe is a well-established and sought-after village offering a range of everyday amenities, including local shops, schools, supermarkets, cafés and leisure facilities. The village is conveniently positioned approximately six miles south of Durham City Centre, providing access to a wider selection of shopping, dining and entertainment opportunities. Excellent transport connections are available via the nearby A1(M), making the property particularly appealing to commuters travelling throughout County Durham, Newcastle, Sunderland and the wider North East region.

Council Tax Band - A Annual Cost - £1666.64
EPC Rating - D
BOND £895
Required Earnings: Tenant Income - £32,220.00 Guarantor Income (If Required) - £32,220.00


















FLASHFORGE
PICC





Agent Notes

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains - metered
Sewerage – Mains
Heating – Gas
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
Selective licencing area – No

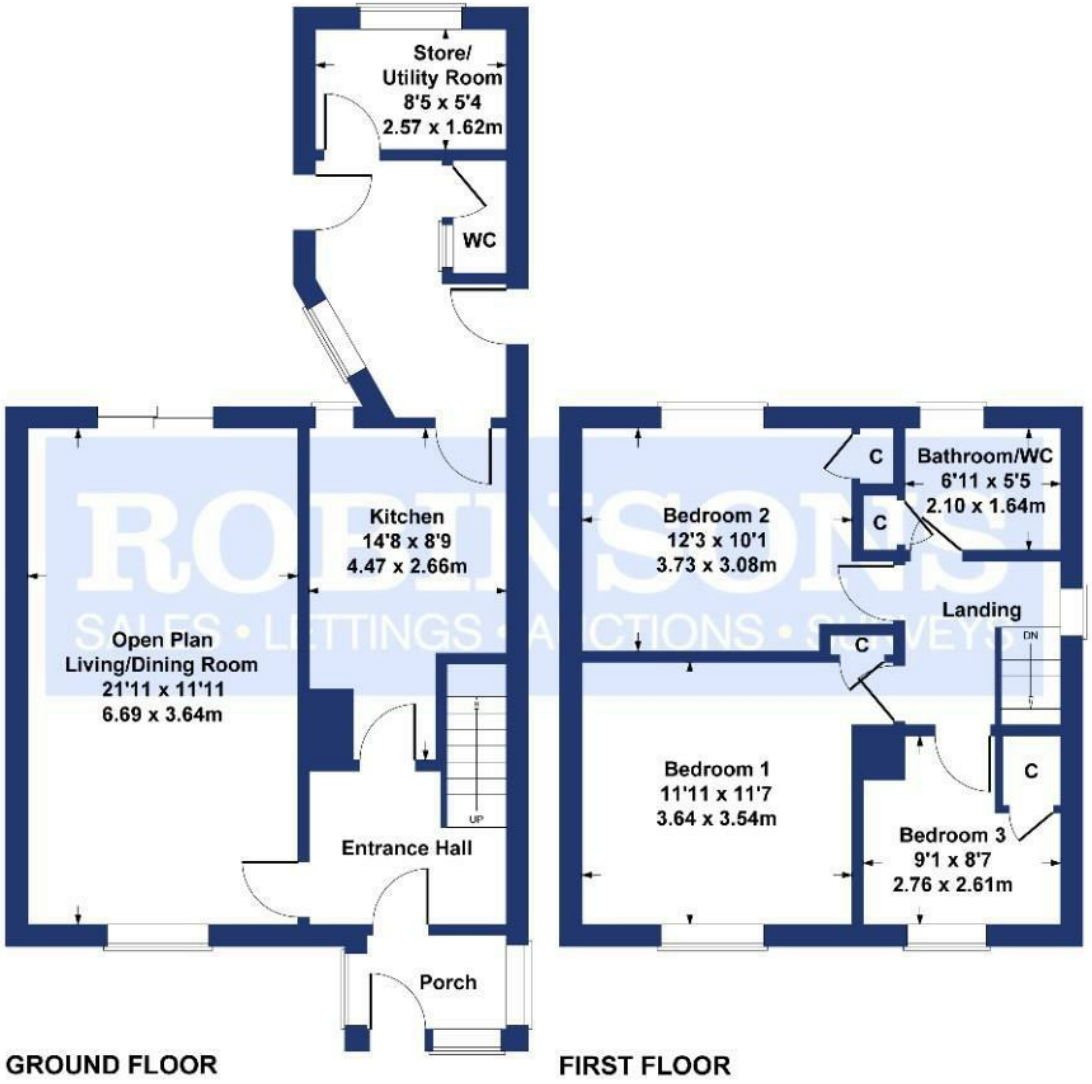
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought 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.

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

Park Avenue

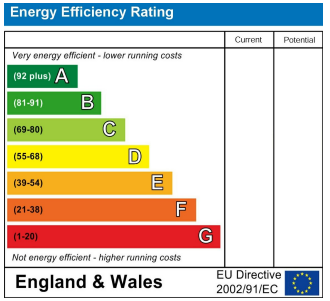
Approximate Gross Internal Area
1098 sq ft - 102 sq m



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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