

Grange Crescent, Coxhoe, DH6 4BG  
2 Bed - House - Semi-Detached  
O.I.R.O £85,000

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

No Upper Chain \*\* Ideal First Buy or Investment \*\* Good Sized Plot \* Shared Driveway / Rear Parking & Garden \*\* Popular Village Location \*\* Good Local Amenities & Road Links \*\* Double Glazing & GCH Via Combination Boiler \*\* Early Viewing Advised \*\*

The floor plan comprises: entrance, comfortable lounge, modern fitted kitchen, rear lobby with storage and WC. The first floor has two bedrooms and modern bathroom with shower over bath. Outside there are front and rear gardens with possible parking.

Grange Crescent is positioned on the outskirts of Coxhoe, where there are everyday shops etc available with a more comprehensive range of shopping, recreational facilities and amenities are available within Durham City Centre and Sedgefield. Coxhoe is also well placed for commuting purposes being just off the A(177) Highway which provides good road links to Durham City and Teesside and also offers access to the A1(M) Motorway Interchange at Bowburn providing good road links to both North and South.

#### **Ground Floor**

##### **Entrance Vestibule**

##### **Lounge**

13'11 x 11'10 (4.24m x 3.61m)

##### **Kitchen**

15'2 x 6'11 (4.62m x 2.11m)

##### **Rear Lobby**

##### **WC**

#### **First Floor**

##### **Bedroom**

11'10 x 11'0 (3.61m x 3.35m)

##### **Bedroom**

9'10 x 8'5 (3.00m x 2.57m)

##### **Bathroom/WC**

##### **Tenure - Freehold**

**Council Tax Band A - Approx. £1426 PA**



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

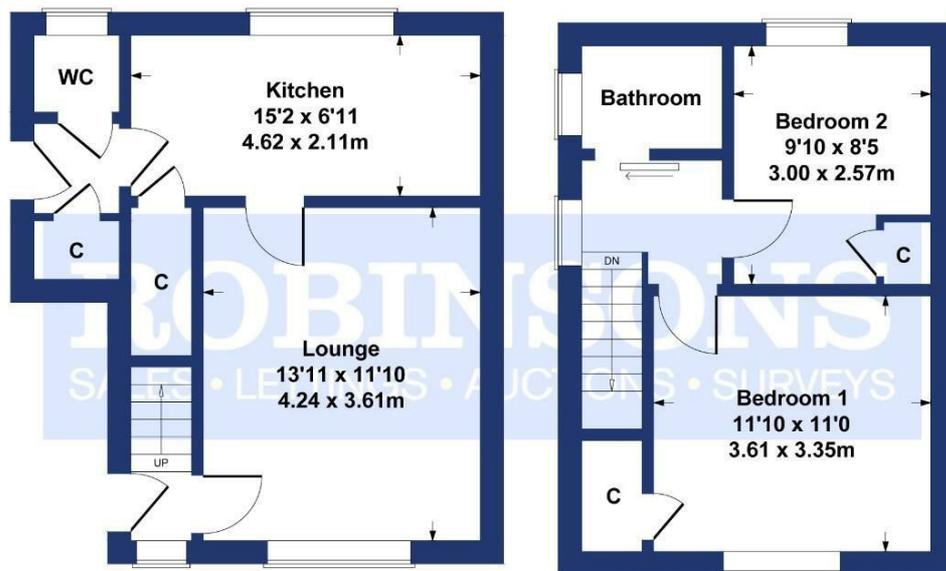
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Grange Crescent

Approximate Gross Internal Area  
693 sq ft - 64 sq m



GROUND FLOOR

FIRST FLOOR

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

www.robinsonsestateagents.co.uk

All measurements wall to wall, floor, 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. 2022

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
67	72	C	C

Energy Efficiency Rating: 67 (Current), 72 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: C (Current), C (Potential).

### DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

### SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

### SEDGEFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

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

www.robinsonsestateagents.co.uk