



3 bed semi-detached house to buy in DH6

Blackiston Close, Coxhoe, Durham,
Durham, DH6 4SX

£90,000

 x 3  x 2  x 1

Tenure

Leasehold

Property features

- ✓ Popular Location
- ✓ Modern Family Three Bed Semi-Dethatched
- ✓ No Chain
- ✓ Downstairs W/C
- ✓ EPC Rating B

Driveway parking

Garden

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Kathryn Greensmith
Branch Manager
Durham City

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the market this well-presented three-bedroom semi-detached home on Blackiston Close, Coxhoe. Offering a modern kitchen diner, separate lounge, master bedroom with en suite and an enclosed rear garden, the property provides a welcoming home with a practical layout suited to everyday family living.

The advertised price of £90,000 represents a 50% share of the property. Buyers may purchase a higher percentage, up to 100% ownership. Purchases on a shared ownership basis will be leasehold and buyers will need to complete Haylo Housing's application and approval process, including their credit checks. A buyer purchasing 100% of the property will acquire the freehold and will not be subject to Haylo Housing's credit approval process.

The ground floor accommodation comprises an entrance hallway, a bright and comfortable lounge, a kitchen diner and a convenient downstairs WC. The lounge offers space for a range of seating, while the kitchen diner provides room for both cooking and dining, with doors opening onto the rear garden.

To the first floor are three bedrooms and a family bathroom. The master bedroom benefits from its own en suite shower room, while the remaining bedrooms provide flexibility for family, guests or a home office. The family bathroom features a white three-piece suite, complemented by grey tiled splashbacks and wood-effect flooring.

Externally, the property has a lawned front garden with a pathway leading to the entrance. To the rear is an enclosed garden, mainly laid to lawn with timber fencing and a paved patio, providing space for outdoor dining, relaxing and entertaining.

With its neutral décor, modern accommodation and pleasant outdoor space, this home will appeal to a range of buyers. Contact Pattinson Estate Agents for further information about the purchase options or to arrange your viewing.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 995

Price: £90,000

Property Type: Semi-detached house

USPs: Garden, Chain free

Parking: Driveway

Construction materials: Brick and block

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

External

A modern brick semi-detached home with a small lawn and planted area to the front. A paved path leads to the entrance, with a driveway running alongside the property.

Living Room

3.47m x 3.82m (11'4" x 12'6")

A welcoming lounge with a front-facing window, wood-effect flooring and space for a generous corner sofa and TV unit. Its separate position from the kitchen diner gives the home a comfortable place to relax.



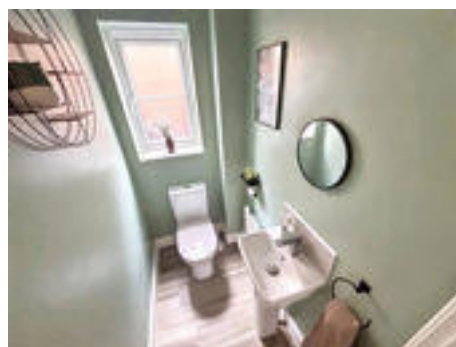
Kitchen/Diner

4.56m x 3.04m (14'11" x 9'11")

A bright kitchen diner with space for a dining table and French doors opening onto the rear garden. The kitchen is fitted with blue-grey wall and base units, wood-effect worktops, a sink beneath the rear window, and an oven with gas hob and extractor above. Wood-effect flooring runs throughout, bringing the cooking and dining areas together.



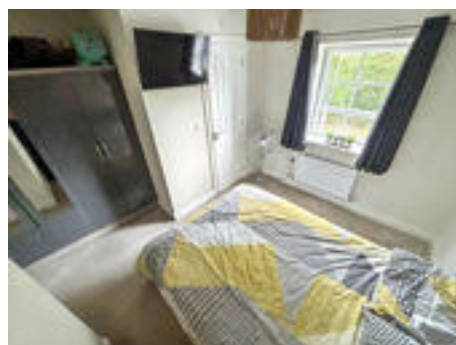
Downstairs W/C



Bedroom One

2.54m x 2.87m (8'4" x 9'4")

A bright double bedroom with neutral décor, fitted carpet and space for a double bed and wardrobe storage. A large window provides plenty of natural light, with a radiator beneath. The room also benefits from access to its own en suite.



En-Suite

1.78m x 1.45m (5'10" x 4'9")

Accessed from the master bedroom, the en suite features a shower enclosure with sliding glass door and grey tiled surround, a pedestal wash hand basin and WC. Wood-effect flooring and neutral décor complement the space, while a frosted window provides natural light and privacy.



Bedroom Two

2.30m x 3.17m (7'6" x 10'4")

A bright second bedroom with neutral décor, fitted carpet and a window allowing plenty of natural light, with a radiator beneath. Currently used as a home office and exercise space, the room offers flexibility for use as a bedroom or guest room.



Bedroom Three

2.03m x 2.83m (6'7" x 9'3")

A light and neatly presented single bedroom with neutral décor, fitted carpet and space for a single bed and drawer storage. A window provides natural light, with a radiator completing the room. Ideal as a child's bedroom, guest room or home office.



Bathroom

1.83m x 1.61m (6'0" x 5'3")

A neatly presented bathroom fitted with a white three-piece suite comprising a panelled bath, pedestal wash hand basin and WC. Grey tiled splashbacks and wood-effect flooring complement the neutral décor, while a frosted window provides natural light and privacy. A radiator completes the room.

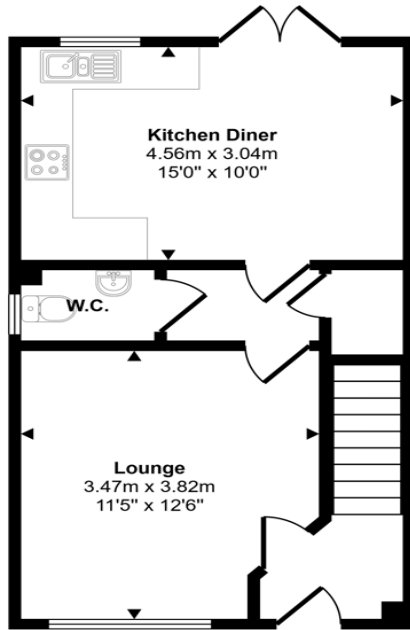


Garden

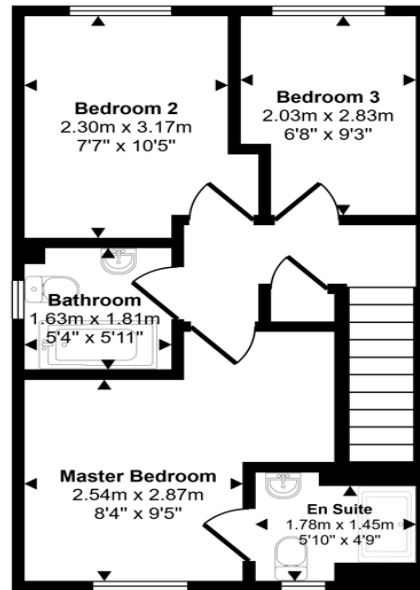
An enclosed rear garden, mainly laid to lawn with timber fencing along the boundaries. A paved patio beside the house provides space for outdoor seating and dining, with doors connecting the garden to the kitchen diner. Ideal for relaxing, entertaining and family use.



Approx Gross Internal Area
73 sq m / 789 sq ft



Ground Floor
Approx 37 sq m / 397 sq ft



First Floor
Approx 37 sq m / 393 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Blackiston Close, Coxhoe, Durham, Durham, DH6 4SX

Contact your local branch today for more information on this property:

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