



Welby Way

Coxhoe DH6 4BT

Offers In The Region Of £129,950





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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- No onward chain
- EPC Rating - B
- Stylish bathroom

- Easy access to Durham City and the A1(M)
- Two double bedrooms
- Driveway parking

- Close to Integra 61 Business Park and Amazon
- Modern kitchen
- Freshly redecorated

Located on the sought after Hampton Green development in Coxhoe, Venture Properties are delighted to offer for sale with no onward chain, this mid link house situated on the outskirts of Coxhoe within easy reach of Durham City, Amazon and the A1(M).

The property offers well planned accommodation comprising of an entrance hallway, contemporary kitchen with space to dine and spacious living room with French doors opening in to the rear garden. Whilst to the first floor there are two double bedrooms plus a modern bathroom with shower. Externally there is a driveway for off street parking to the front and a generous enclosed garden to the rear.

Early viewing is advised to avoid disappointment.

GROUND FLOOR

Entrance Hall

Entered via UPVC door. Having a radiator and stairs leading to first floor landing.

Kitchen/Diner

9'10" x 11'10" (3.02 x 3.63)

Newly fitted kitchen with a range of wall and base

units having contrasting work surfaces with matching up stand incorporating a stainless sink with mixer tap, a built in electric oven with gas hob with extractor over. Having space for a fridge freezer and washing machine, a UPVC double glazed window to front and radiator.

WC

With WC, pedestal wash basin and radiator.

Living Room

12'11" x 11'10" (3.96 x 3.63)

Spacious living area with a UPVC double glazed patio doors leading to rear garden and radiator.

FIRST FLOOR

Landing

With loft access.

Bedroom One

12'11" x 8'8" (3.96 x 2.65)

Double bedroom with a UPVC doubled glazed window to rear and radiator.

Bedroom Two

12'11" x 10'1" (3.96 x 3.08)

Double bedroom with a UPVC doubled glazed window to front, an overstairs storage cupboard and radiator.

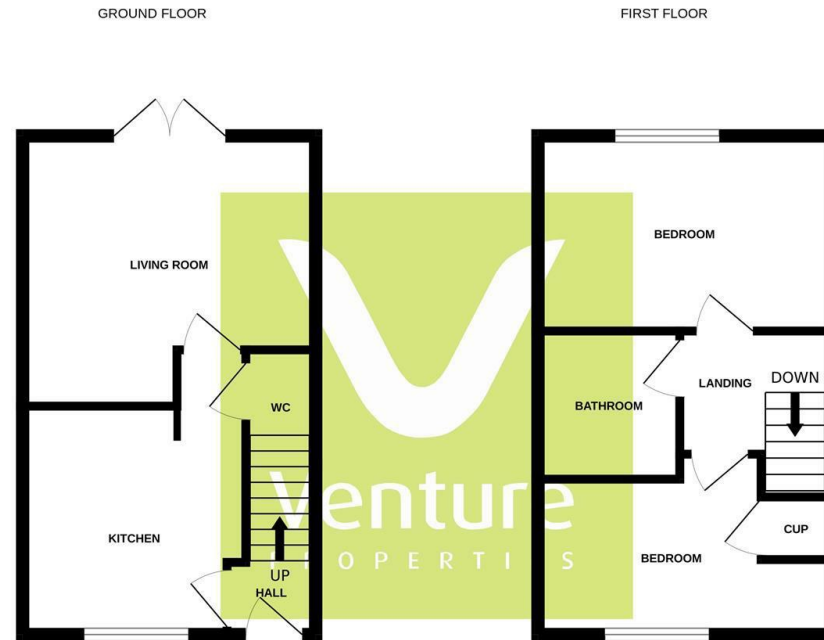
Bathroom/WC

6'3" x 6'6" (1.91 x 1.99)

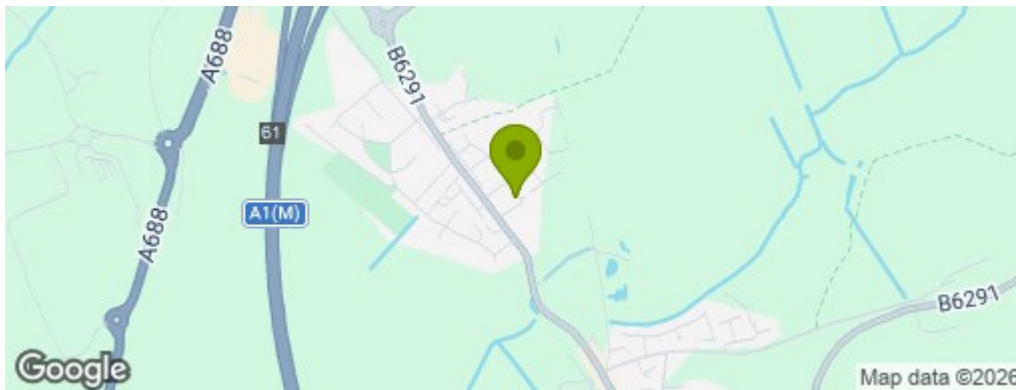
New white suite comprising of a WC, hand wash basin and panelled bath with hand held mixer shower. Having tiled splashbacks, extractor fan and radiator.

EXTERNAL

To the front of the property there is a driveway offering off street parking. To the rear of the property is generous fence enclosed garden.



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

Tenure: Freehold
 Gas and Electricity: Mains
 Sewerage and water: Mains
 Broadband: Check via OFCOM website.
 Mobile Signal/coverage: We recommend contacting your service provider for further information.
 Council Tax: Durham County Council, Band: B Annual price: £2039 (Maximum 2026)
 Energy Performance Certificate Grade B
 Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
 Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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