

BRUNTON

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BLACKISTON CLOSE, COXHOE, DURHAM, DH6

Offers Over £200,000

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Delightful three bedroom semi-detached home on Blackiston Close in Coxhoe, Durham.

This family home offers excellent accommodation across three storeys. The property comprises three well-proportioned bedrooms, a superb kitchen, a spacious lounge/dining room, and two bathrooms, including an en-suite. The property further benefits from off-street parking for two cars, EV charger and an enclosed rear garden.

The property is perfectly located within the desirable area of Coxhoe, offering a wonderful array of shops, restaurants, highly regarded local schooling, and excellent transport links and close proximity to the A1

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The internal accommodation comprises: Entrance into a hallway with stairs leading up to the first floor, a convenient ground floor WC to the right, and a superb modern kitchen to the left. The kitchen is well equipped with appliances and fitted with ample wall and floor units, providing excellent storage and work surface space.

At the end of the hallway is a spacious lounge/dining room with a rear aspect window, French doors leading out to the rear garden, and an under-stair storage cupboard.

The first floor landing gives access to two well-proportioned bedrooms with built-in sliding wardrobes and a family bathroom with tiled flooring, partially tiled walls, a WC, wash basin, and a bath.

The second floor landing gives access to a generous master bedroom featuring Velux skylight windows, a useful storage cupboard, and an en-suite shower room.

Externally, the property benefits from off-street parking for two cars and enjoys a large enclosed rear garden, the property is perfectly located, being only a 5 minute walk to the nearest school.



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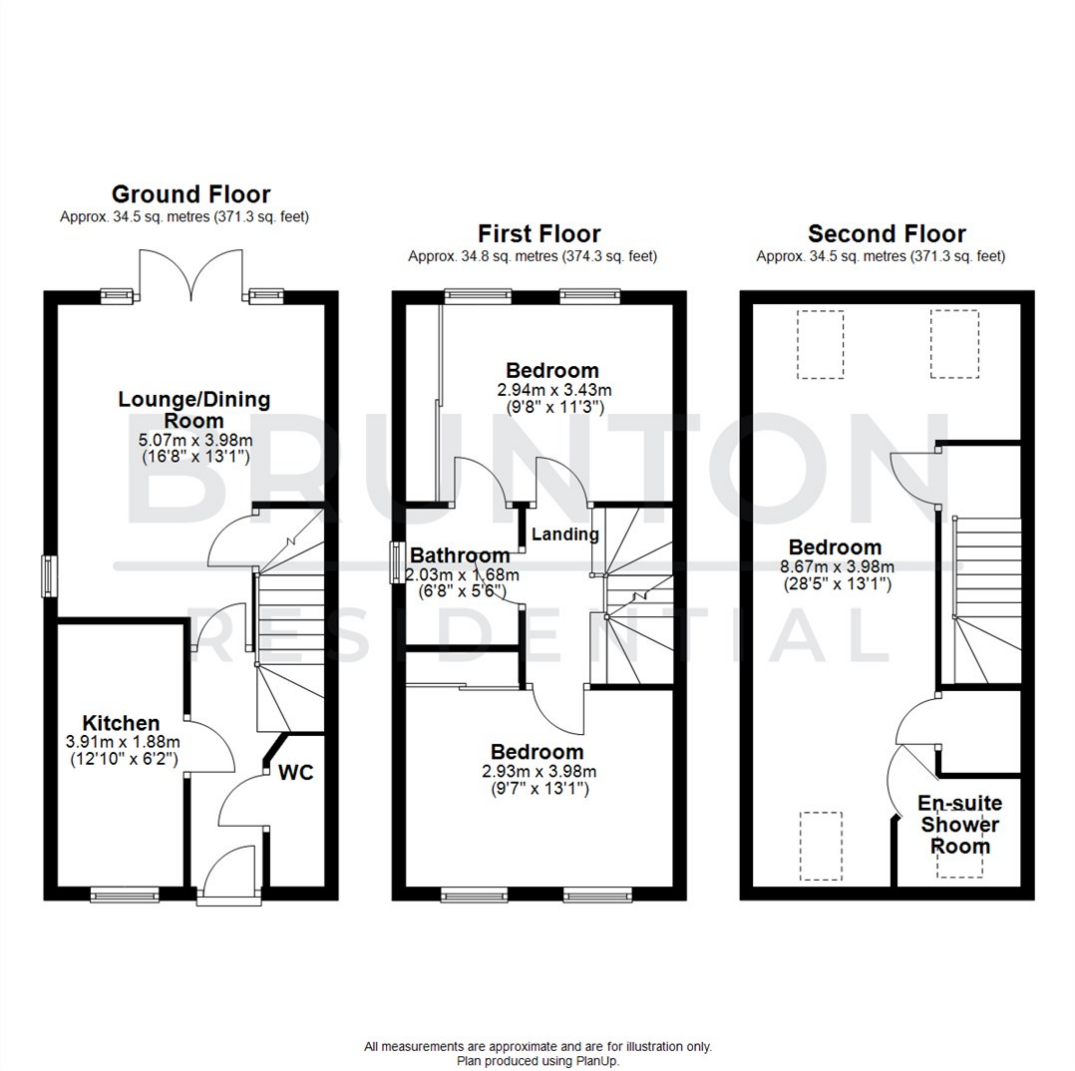
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TENURE : Freehold

LOCAL AUTHORITY : Durham CC

COUNCIL TAX BAND : C

EPC RATING : B



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95	(92 plus) A		
(81-91) B	85		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	