



### 3 bed semi-detached house to buy in DH4

Coxgreen Road, Penshaw, Houghton Le Spring, Tyne and Wear, DH4 7AX

**£159,995** Offers Over

🏠 x3 🚗 x1 🚲 x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ New Build Semi-Detached
- ✓ Sought After Location
- ✓ Open Plan Kitchen/Diner
- ✓ Large Driveway
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Description

A fantastic opportunity to purchase this stunning new build three-bedroom semi-detached home located on the highly sought-after Coxgreen Road, Penshaw. Beautifully presented throughout, this modern property offers stylish living with high-quality finishes and spacious rooms ideal for families or first-time buyers alike.

The ground floor boasts a welcoming entrance hallway leading to a modern open-plan kitchen and dining area, perfect for family meals or entertaining guests. There is also a bright and airy living room with patio doors opening out to the rear garden, allowing natural light to flow through the space.

Upstairs comprises three generous bedrooms and a modern family bathroom finished to a high standard.

Externally, the property benefits from a large driveway providing ample off-street parking, and to the rear, a private garden with a decking area—the perfect spot for relaxing or entertaining.

Located close to excellent local amenities, transport links, and reputable schools, this home offers both comfort and convenience in a prime location.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £159,995

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## External



## Living Room

4.511m x 3.073m (14'9" x 10'0")



## Kitchen

5.185m x 3.483m (17'0" x 11'5")



## Dining Room

5.185m x 3.483m (17'0" x 11'5")



## Downstairs W.C.

1.85m x 0.922m (6'0" x 3'0")



## First Floor Landing

3.171m x 1.97m (10'4" x 6'5")



## Bedroom One

4.546m x 2.714m (14'10" x 8'10")



## Bedroom Two

3.55m x 2.41m (11'7" x 7'10")



## Bedroom Three

2.46m x 1.974m (8'0" x 6'5")



## Bathroom


2.397m x 1.786m (7'10" x 5'10")



## Rear garden





| Energy Efficiency Rating                           |         |                                                                                                               |
|----------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                                    | Current | Potential                                                                                                     |
| <i>Very energy efficient - lower running costs</i> |         |                                                                                                               |
| (92-100) <b>A</b>                                  |         | 95                                                                                                            |
| (81-91) <b>B</b>                                   | 83      |                                                                                                               |
| (69-80) <b>C</b>                                   |         |                                                                                                               |
| (55-68) <b>D</b>                                   |         |                                                                                                               |
| (39-54) <b>E</b>                                   |         |                                                                                                               |
| (21-38) <b>F</b>                                   |         |                                                                                                               |
| (1-20) <b>G</b>                                    |         |                                                                                                               |
| <i>Not energy efficient - higher running costs</i> |         |                                                                                                               |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC  |

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

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