



Bradley Close, Ouston, DH2 1TH
3 Bed - House - Semi-Detached
£180,000

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Bradley Close

Ouston, DH2 1TH

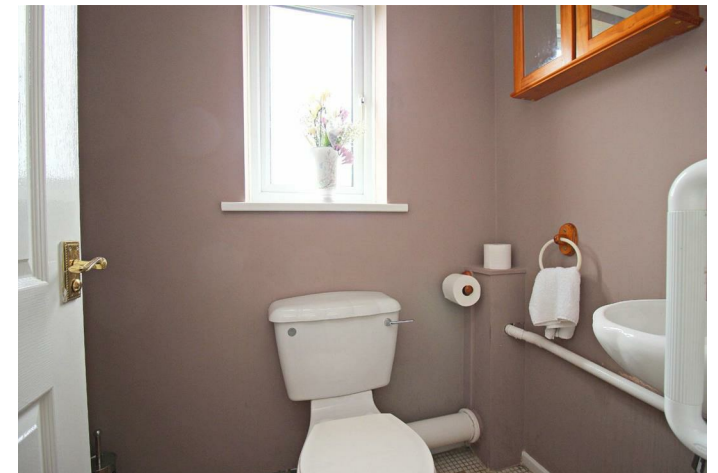
* NO CHAIN * EXTENDED - 2 RECEPTION ROOMS * CUL DE SAC LOCATION WITH NICE VIEWS TO REAR * PARKING AND GARAGE * PRIVATE REAR GARDEN *

We are delighted to present this well-positioned and spacious three-bedroom semi-detached family home, offered to the market with the advantage of NO ONWARD CHAIN. Situated in a quiet cul-de-sac within the traditionally highly sought-after residential development of Urpeth Grange, this property is expected to attract significant interest. Early viewing is highly recommended to avoid disappointment.

Bradley Close benefits from its prime location within the popular Urpeth Grange estate, offering excellent access to Chester-le-Street, Birtley, and the A1(M), making it ideal for commuters. The area also boasts a range of amenities and well-regarded local schools, enhancing its appeal to families.

The floor plan comprises the following: an entrance lobby, a convenient downstairs WC, a comfortable lounge, an attractive dining kitchen, a conservatory, and an integrated garage. On the first floor, there are three bedrooms and a family bathroom. Externally, the property features a small front garden with a driveway and a private, enclosed garden at the rear.

This charming family home is well-suited to a variety of potential buyers. Do not miss the opportunity to make it your own.











GROUND FLOOR

Lobby

Downstairs WC

Lounge

16'0" x 15'1" max (4.9 x 4.6 max)

Dining Kitchen

15'1" x 8'6" (4.6 x 2.6)

Conservatory

12'5" x 10'2" (3.8 x 3.1)

Garage

17'0" x 10'5" (5.2 x 3.2)

FIRST FLOOR

Landing

Bedroom

12'1" x 8'6" (3.7 x 2.6)

Bedroom

10'5" x 8'6" (3.2 x 2.6)

Bedroom

7'10" x 6'2" max (2.4 x 1.9 max)

Bathroom

5'10" x 5'10" (1.8 x 1.8)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

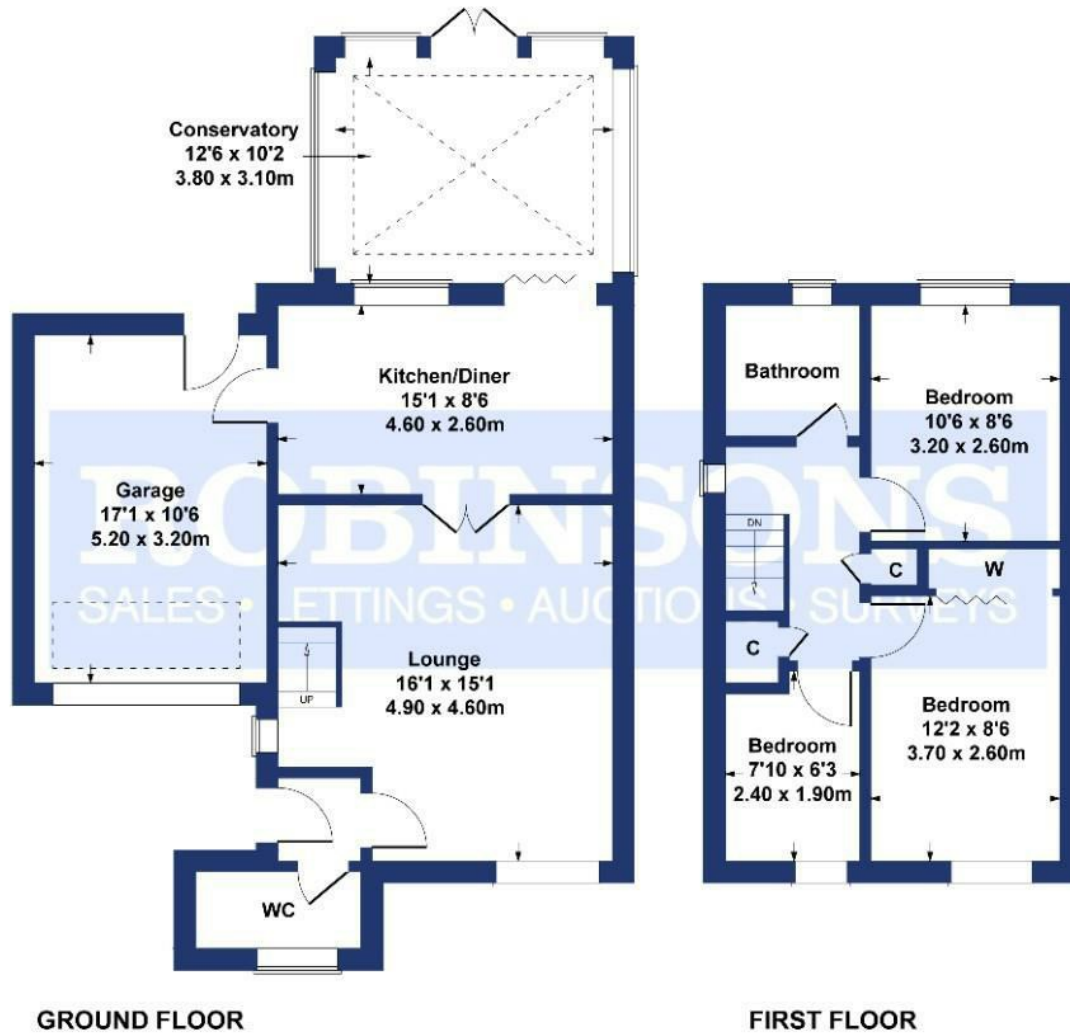
Council Tax: Durham County Council, Band B - Approx. £1,891 p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

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Approximate Gross Internal Area
1098 sq ft - 102 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, 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. 2024

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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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