



Argyle, Ouston, DH2 1RB  
2 Bed - Bungalow - Semi Detached  
£178,500

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We are delighted to present this beautifully and immaculately presented two-bedroom semi-detached bungalow, located in a desirable cul-de-sac on a generous plot. This rarely available property has been much improved, offering modern comforts and stylish living throughout.

The home has undergone significant upgrades in recent years, including a new kitchen, bathroom, windows, and boiler, all installed two years ago. Additionally, the property features a new roof fitted four years ago and has been fully re-wired. For added convenience, the driveway has been extended, providing ample off-street parking.

Situated within a traditionally popular and established residential development, the bungalow is ideally placed for easy access to Chester le Street, Birtley, and the A1(M), making it perfect for those who travel throughout the region. It is also close to a range of amenities and well-regarded local schools.

The spacious interior offers a welcoming entrance porch, hallway, a comfortable lounge, two large bedrooms, a modern kitchen, a stylish bathroom, and the benefit of a garage. The property also boasts gardens to the front, side, and rear, offering plenty of outdoor space to enjoy.

Bungalows of this quality are not often available on the market. Viewing is strongly advised!



## Entrance Porch

## Hallway

## Lounge

12'9" x 11'5" (3.9 x 3.5)

## Kitchen

9'10" x 9'10" (3 x 3)

## Bathroom

8'10" x 6'10" (2.7 x 2.1)

## Utility Room

11'1" x 5'2" (3.4 x 1.6)

## Bedroom

12'9" x 10'2" (3.9 x 3.1)

## Bedroom

17'4" x 6'10" (5.3 x 2.1)

## Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 71 Mbps, Ultrafast  
1,139 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

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

Energy Rating: TBC

Nb. the sellers have informed us that there has been a dispute over land at the rear garden. They have informed us they have now had confirmation that they own the land.

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.





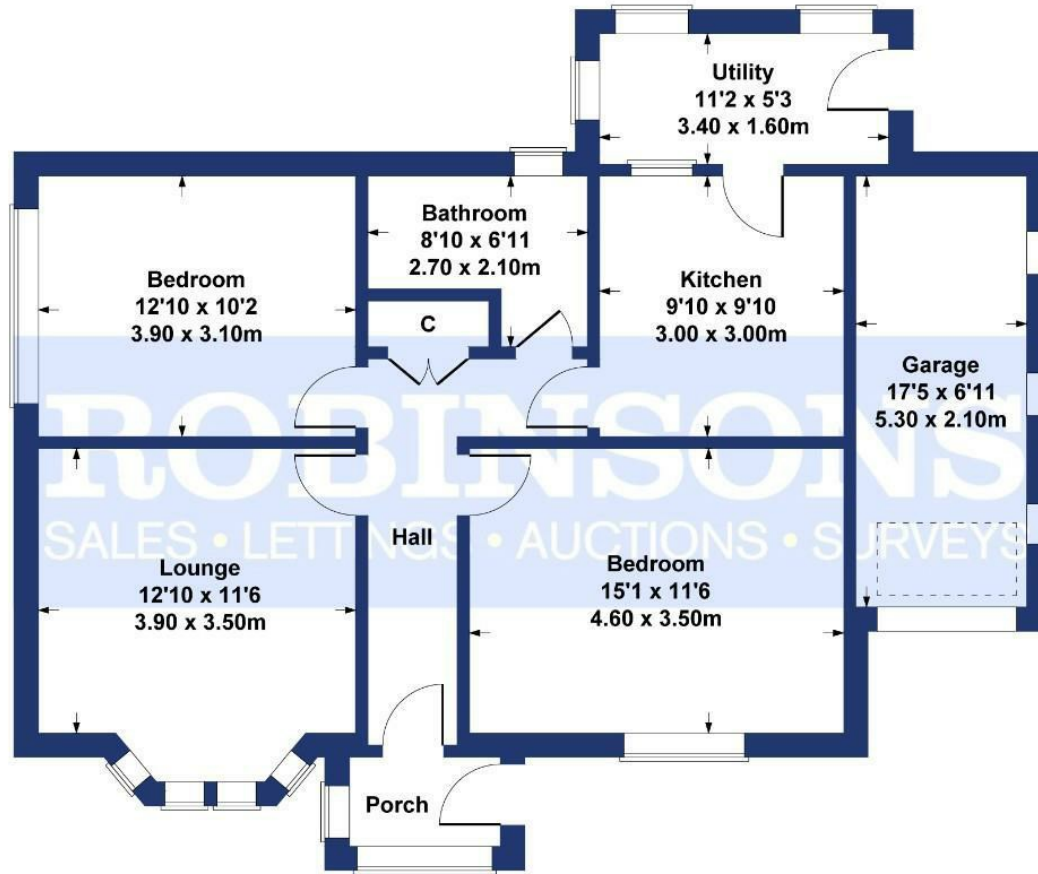






# Argyle

Approximate Gross Internal Area  
969 sq ft - 90 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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.