



Coldstream, Ouston, DH2 1LH
3 Bed - House - Semi-Detached
£190,000

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Coldstream

Ouston, DH2 1LH

* NO CHAIN * FREEHOLD * LARGE PLOT WITH GENEROUS GARDEN * LOCATED IN A SOUGHT-AFTER DEVELOPMENT * IDEAL FAMILY HOME * RARELY AVAILABLE - A MUST VIEW *

Situated within an exceptionally sought-after estate, this home is a must-view.

The thoughtfully designed floorplan briefly comprises: an entrance porch, a spacious 'L'-shaped lounge and dining area, a family room, a kitchen, and a practical utility room.

Upstairs, there are three generously sized bedrooms (two good-sized doubles and a good-sized single), along with an attractive shower room/WC.

Externally, the property features a driveway providing off-street parking for several cars, a garage, and a large rear garden predominantly laid to lawn with mature shrubbery. The outdoor space is perfect for families or those who enjoy gardening and entertaining.

The property is located in Ouston, a desirable village near Chester-le-Street. Ouston offers excellent local schools, convenient amenities, and strong transport links, making it an ideal location for families. The village benefits from easy access to the A1(M), providing quick routes to nearby cities such as Durham and Newcastle. Chester-le-Street, only a short drive away, offers further shopping, dining, and recreational facilities, as well as the historic Lumley Castle and Riverside Park.











GROUND FLOOR

Porch

Lounge Area

18'0" x 14'1" max (5.5 x 4.3 max)

Dining Area

10'5" x 8'10" (3.2 x 2.7)

Kitchen

10'5" x 8'10" (3.2 x 2.7)

Utility

8'2" x 8'2" (2.5 x 2.5)

Garage

FIRST FLOOR

Landing

Bedroom

11'9" x 7'10" to wardrobes (3.6 x 2.4 to wardrobes)

Bedroom

10'9" x 8'10" (3.3 x 2.7)

Bedroom

8'10" x 7'10" (2.7 x 2.4)

Shower Room / WC

8'6" x 5'2" (2.6 x 1.6)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 13 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

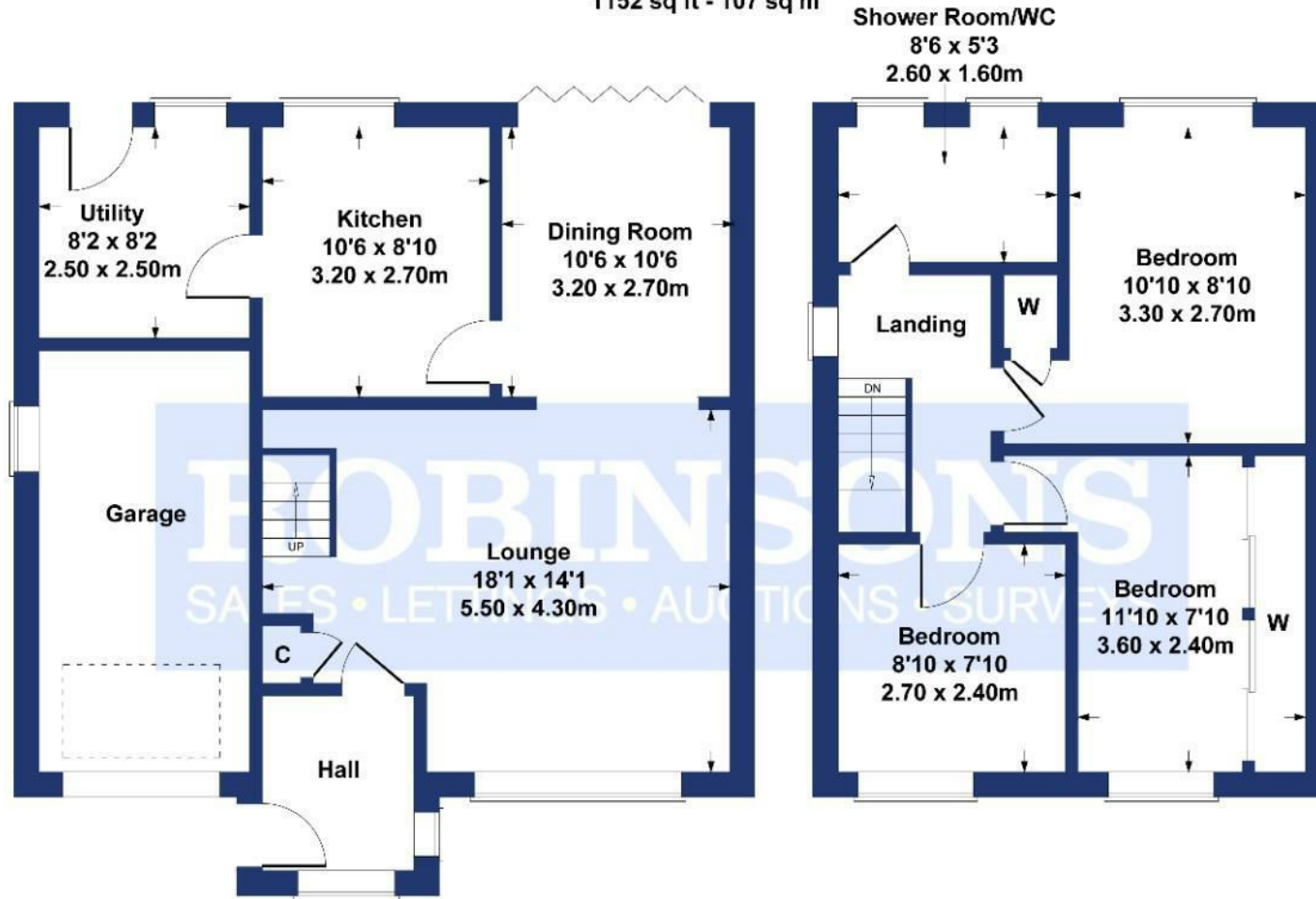
Council Tax: Durham County Council, Band B - Approx. £1,891 p.a

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
1152 sq ft - 107 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

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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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