

Cromarty, Ouston, DH2 1JU
3 Bed - House - Semi-Detached
£235,000

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Cromarty
Ouston, DH2 1JU

* NO ONWARD CHAIN * EXTENSIVELY REFURBISHED * STUNNING REFITTED DINING KITCHEN * EXCELLENT CONDITION THROUGHOUT * BRIGHT AND AIRY ACCOMMODATION * ATTRACTIVE VIEWS * ENCLOSED REAR GARDEN * DRIVEWAY AND GARAGE * READY TO MOVE STRAIGHT INTO *

Offered for sale with no onward chain is this beautifully presented and extensively refurbished three bedroom home, occupying a pleasant position within a traditionally sought-after residential estate in Ouston. Finished to an excellent standard with good quality fixtures and fittings, the property offers bright and airy accommodation and a thoughtfully altered floorplan.

The property has undergone a comprehensive programme of improvements, including a new boiler, kitchen and windows in 2023, a new bathroom in 2024, rewiring, new doors, flooring and radiators, together with full redecoration and some replastering.

The floorplan comprises an entrance porch, which had new windows fitted in November 2026, welcoming hallway and a comfortable lounge leading into a stunning dining kitchen with integrated appliances and French doors opening onto the rear garden. There is also a useful utility room and internal access to the integral garage.

To the first floor there are three bedrooms together with a beautifully refitted family bathroom.

Externally, the property benefits from a front garden, driveway providing off-street parking and an integral garage. To the rear is a pleasant enclosed garden, providing an attractive space for relaxing and entertaining.

Cromarty is situated within a particularly popular residential estate in Ouston, a well-established village offering local shops and schools. Nearby Chester le Street and Birtley provide a wider selection of supermarkets, restaurants, healthcare and leisure facilities. The surrounding area offers attractive countryside walks, with Beamish Woods, Beamish Museum and Waldridge Fell all within easy reach. There are excellent road connections via the A693 and nearby A1(M).












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Agent's Notes

Council Tax: Durham, Band B
Tenure: Freehold
EPC: TBC
Property Construction – Understood to be of standard construction
Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only
Gas Supply – Mains
Electricity Supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile Phone Coverage – Please refer to the Ofcom website: https://www.ofcom.org.uk
Estimated Broadband Download Speeds – Please refer to the Ofcom website: https://www.ofcom.org.uk
Building Safety – The vendor is not aware of any building safety issues. However, we recommend that the purchaser instructs a chartered surveyor to confirm this.
Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection
Rights & Easements – None known
Flood Risk – Please refer to the GOV.UK website: https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Please refer to the GOV.UK website: https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property
Accessibility/Adaptations – altered layout
Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.
Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions. Some property photographs may have been enhanced using AI technology to improve weather and lighting conditions only, without altering the property's layout, dimensions, features or condition.
HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



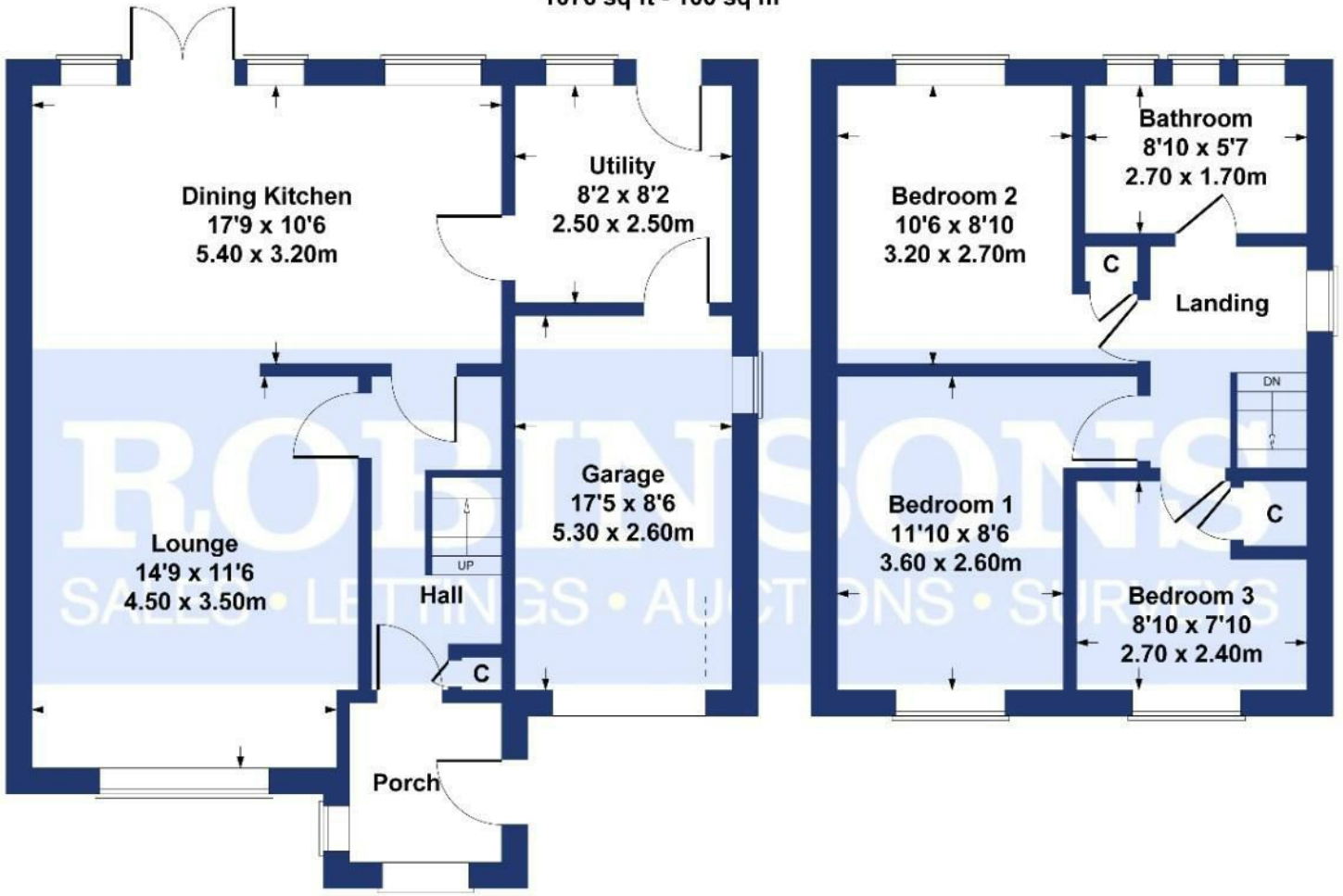






Cromarty

Approximate Gross Internal Area
1076 sq ft - 100 sq m

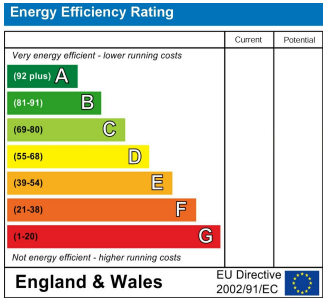


GROUND FLOOR **FIRST FLOOR**

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. 2026



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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