

Rothesay

Chester Le Street DH2 1SA

£175,000

Venture PROPERTIES









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Situated in a tranquil cul-de-sac in Rothesay, Ouston, this sizeable three-bedroom semi-detached home offers a perfect blend of comfort and convenience. The property is ideally situated within the charming village of Ouston, providing easy access to local shops, schools, and essential amenities, as well as the A1M for seamless travel throughout the region.

Upon entering, you are welcomed by an inviting entrance porch that leads into a spacious vestibule. The heart of the home is the expansive 26-foot lounge/dining room, perfect for both relaxation and entertaining. The fitted white kitchen is equipped with a built-in hob, oven, and extractor, making it a delightful space for culinary pursuits. A convenient ground floor WC adds to the practicality of the layout.

Venturing to the first floor, you will find three well-proportioned bedrooms, two of which feature fitted wardrobes, providing ample storage. The refitted shower room/WC is modern and stylish, catering to the needs of the household.

Additional benefits of this property include gas central heating and UPVC double glazing throughout, ensuring warmth and energy efficiency. The block-paved driveway offers parking for two vehicles and leads to a single garage, enhancing the property's appeal.

This home is a wonderful opportunity for families or individuals seeking a peaceful yet accessible location. Early viewing is essential to fully appreciate the charm and potential of this delightful residence. To secure your viewing, please call 0191 3729898.

Freehold
EPC rating to be confirmed
Council tax band C

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE/DINING ROOM
26'5" x 12'8" narrowing (8.05m x 3.86m narrowing)

KITCHEN
15' x 7'8" (4.57m x 2.34m)

GROUND FLOOR WC

FIRST FLOOR

BEDROOM 1
13' inc robes x 10'9" (3.96m inc robes x 3.28m)

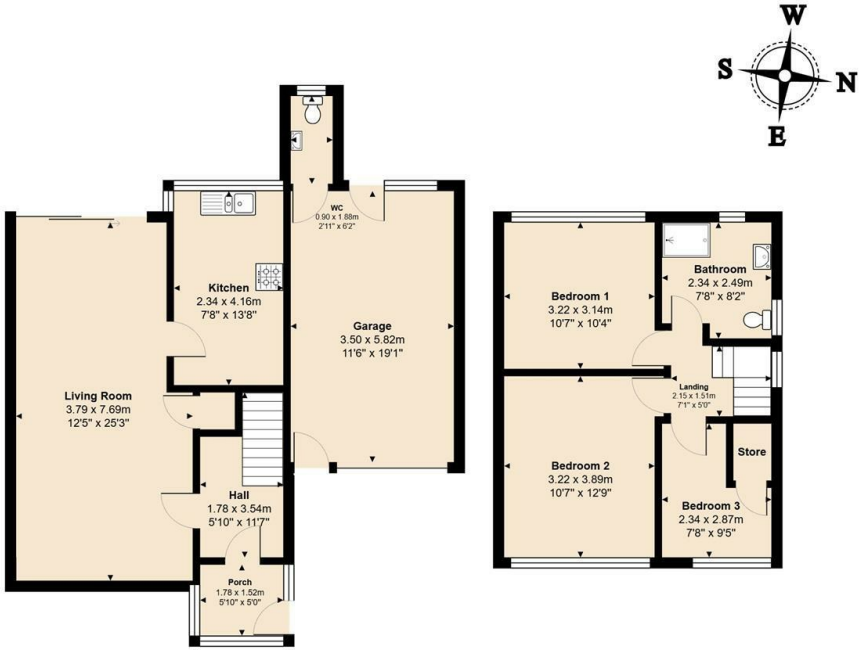
BEDROOM 2
11'5" inc robes, x 10'10" (3.48m inc robes, x 3.30m)

BEDROOM 3
10'4" x 7'8" (3.15m x 2.34m)

SHOWER ROOM/WC

OUTSIDE

GARAGE



33 Rothesay

Total Area: 112.0 m² ... 1205 ft²

All measurements are approximate and for display purposes only



Property Information

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