

Rothesay

Ouston DH2 1SA

£165,000

Venture PROPERTIES









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- No chain involved
- EPC RATING - D
- Three well proportioned bedrooms
- Sought after location
- Spacious throughout
- Close to local amenities
- Cul de sac position
- Open outlook to the rear
- Good road links for commuting

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 popular location 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 features 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.

Entrance Porch
With UPVC double glazed windows and an internal door to the hall.

Hall
With stairs leading to the first floor.

Open Plan Lounge and Dining Room
25'2" x 12'5" narrowing (7.69 x 3.79 narrowing)
Large open plan reception room with a UPVC double glazed window to the front and patio doors to the rear garden, a feature fireplace and two radiators.

Kitchen
13'7" x 7'8" (4.16 x 2.34)
Fitted with a comprehensive range of units having contrasting worktops incorporating a sink and drainer unit, a built in oven and hob with extractor over. Having a UPVC double glazed window, tiled splashbacks and flooring.

WC
With WC, wash basin and window.

FIRST FLOOR

Bedroom One
12'9" x 10'6" (3.89 x 3.22)
Double bedroom with a UPVC double glazed window to the front, wardrobes and radiator.

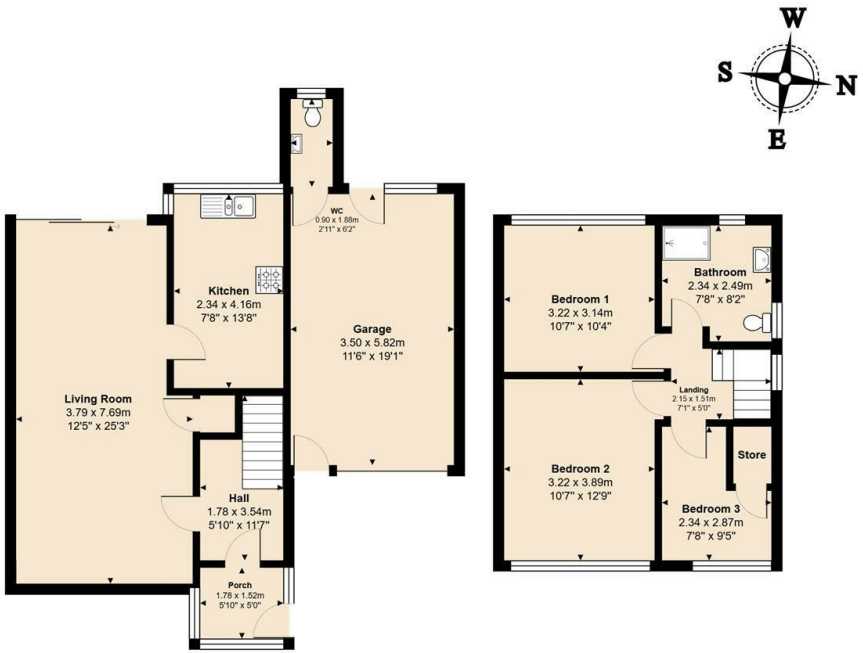
Bedroom Two
10'6" x 10'3" (3.22 x 3.14)
Double bedroom with a UPVC double glazed window to the rear, wardrobes and radiator.

Bedroom Three
9'4" x 7'8" (2.87 x 2.34)
Single bedroom with a UPVC double glazed window to the front, wardrobes and radiator.

Shower Room/WC
8'2" x 7'8" (2.49 x 2.34)
Comprising of a walk-in shower, hand wash basin set to a vanity unit, WC, extractor fan and two UPVC double glazed windows.

EXTERNAL
There are gardens to the front and rear, along with a double length driveway for off street parking.

Garage
19'1" x 11'5" (5.82 x 3.50)
Having an up and over door, further doors to the front and rear and a window.



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Total Area: 112.0 m² ... 1205 ft²

All measurements are approximate and for display purposes only



Property Information

Tenure: Freehold Gas and Electricity: Mains Sewerage and water: Mains Broadband: Check via OFCOM website. Mobile Signal/coverage: We recommend contacting your service provider for further information. Council Tax: Durham County Council, Band: C Annual price: £2331 (Maximum 2026) Energy Performance Certificate Grade D Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing. Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea. Disclaimer The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Durham) Limited cannot accept liability for any information provided.

0191 3729797

1 Whitfield House, Durham, County Durham, DH7 8XL
durham@venturepropertiesuk.com