



**Middleham Close, Ouston, DH2 1TA**  
**2 Bed - Flat**  
**£625 Per Calendar Month**

**ROBINSONS**  
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\* NEW BATHROOM APPROX 3 YEARS AGO \* NEW KITCHEN 2 YEARS AGO \* FRONT GARDEN \* WHITE GOODS INCLUDED \* WILL BE REDECORATED \*

Offered to the rental market on an unfurnished basis is this MUCH IMPROVED two bedroom first floor apartment. The property would be ideally suited to a variety of potential tenants given its space and location. Middleham Close is situated close to Ouston and Chester-le-Street allowing for very easy access to local shops, amenities and transport links.

The property benefits from uPVC double glazing and gas fired central heating and briefly comprises; entrance vestibule with stairs to first floor, landing, spacious lounge followed on by a kitchen with fitted wall and base units, re-fitted bathroom w/c comprising of a white three piece suite, and two bedrooms. Externally to the front of the property there is a lawned garden area. There is also communal parking.

Bond: £625

\*\*Specifications: Unfurnished. Families welcome. No pets allowed. No smokers allowed\*\*

\*\*Required earnings: Tenant Income £19,500. Guarantor Income £19,500 (if required)\*\*

nb photos were taken before current tenant moved in, 2023.

## Entrance Lobby

## Stairs to First Floor

## Hallway

## Lounge

## Kitchen

## Bathroom

## Bedroom 1

## Bedroom 2

## EXTERNAL

Externally to the front of the property there is a lawned garden area. There is also communal parking.

## Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a  
Energy Rating: C  
Property Construction – Standard

Number & Types of Rooms – Please refer to the details , any measurements are 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>

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Tenant specification: No Pets or smokers.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

## REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH





# OUR SERVICES

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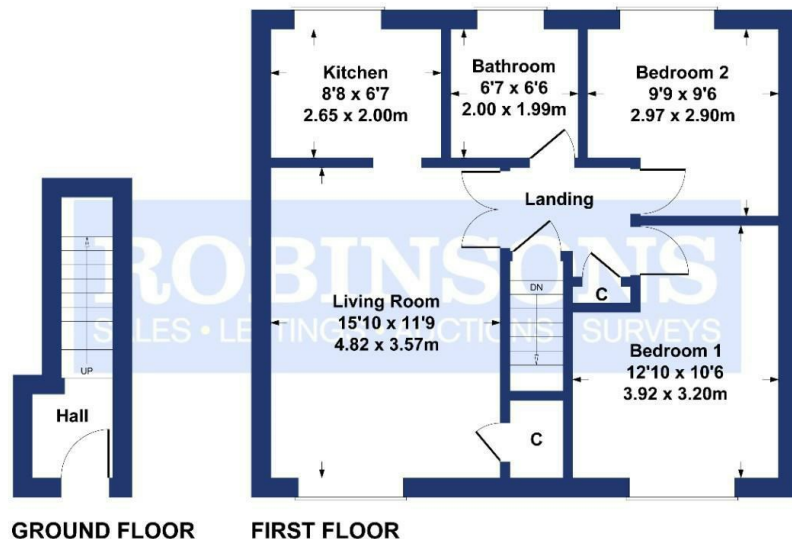
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Middleham Close

Approximate Gross Internal Area  
592 sq ft - 55 sq m  
(Excluding Ground 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. 2025

Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
<small>England &amp; Wales</small>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO2 emissions</small> <small>Not environmentally friendly - higher CO2 emissions</small>	
<small>England &amp; Wales</small>	

### DURHAM

1-3 Old Elvet  
DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

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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.



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