



Byron Street, Ouston, DH2 1JW
2 Bed - House - Terraced
£125,000

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Byron Street Ouston, DH2 1JW

* BEAUTIFULLY PRESENTED AND MUCH IMPROVED * EXTENDED * ENCLOSED GARDEN
* STUNNING BATHROOM SUITE * ATTRACTIVE KITCHEN * ADDITIONAL DINING AREA *
LARGE INVITING LOUNGE WITH FEATURE FIREPLACE * TWO DOUBLE BEDROOMS *

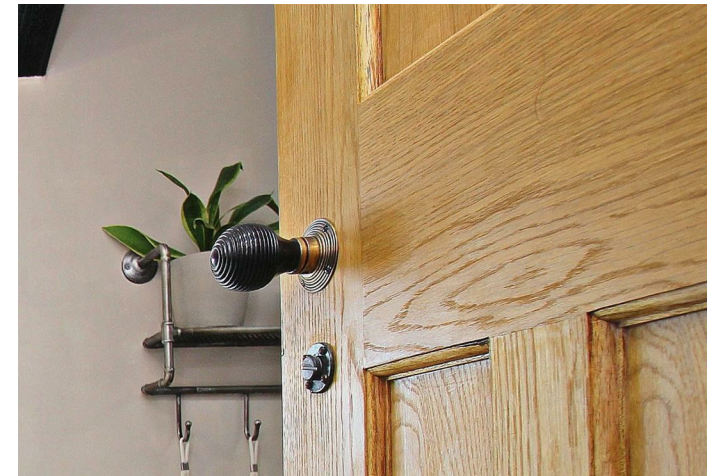
Offered to the market is this beautifully presented and significantly improved home, pleasantly positioned on a rarely available street within Ouston. Having been updated by our client in recent years, the property offers the opportunity for a buyer to move straight into a stylish and spacious home with no work required.

The layout comprises an entrance lobby with stairs to the first floor, a large and welcoming lounge with a feature fireplace, and a bright, attractive kitchen fitted with a good range of quality wall and base units along with integrated appliances. The rear extension provides a versatile open plan space, ideal as a dining area, home office, or additional sitting area.

To the first floor are two double bedrooms, with the main bedroom being especially generous in size. Completing the layout is a stunning bathroom, finished to a high standard, featuring a freestanding bath, separate shower cubicle, and stylish tiling.

Externally, across a short shared path to the front is a well-sized, low maintenance enclosed garden with decking area—perfect for outdoor seating. To the rear is a private enclosed yard.

Byron Street is an established terrace at the entrance to Ouston village. The village offers a range of local shops, schools and amenities, while Chester-le-Street, Birtley and Stanley are all just a short drive away. The location is ideal for those commuting across the region, particularly towards Gateshead and Newcastle upon Tyne.













GROUND FLOOR

Entrance Lobby

Lounge

18'0" x 16'0" (5.5 x 4.9)

Kitchen

18'4" x 6'6" (5.6 x 2)

Dining Area

9'2" x 7'2" (2.8 x 2.2)

FIRST FLOOR

Landing

Bedroom

18'4" x 10'9" (5.6 x 3.3)

Bedroom

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

Bathroom

9'6" x 6'6" (2.9 x 2)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 80 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Energy Rating: E

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.

Marketing materials

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

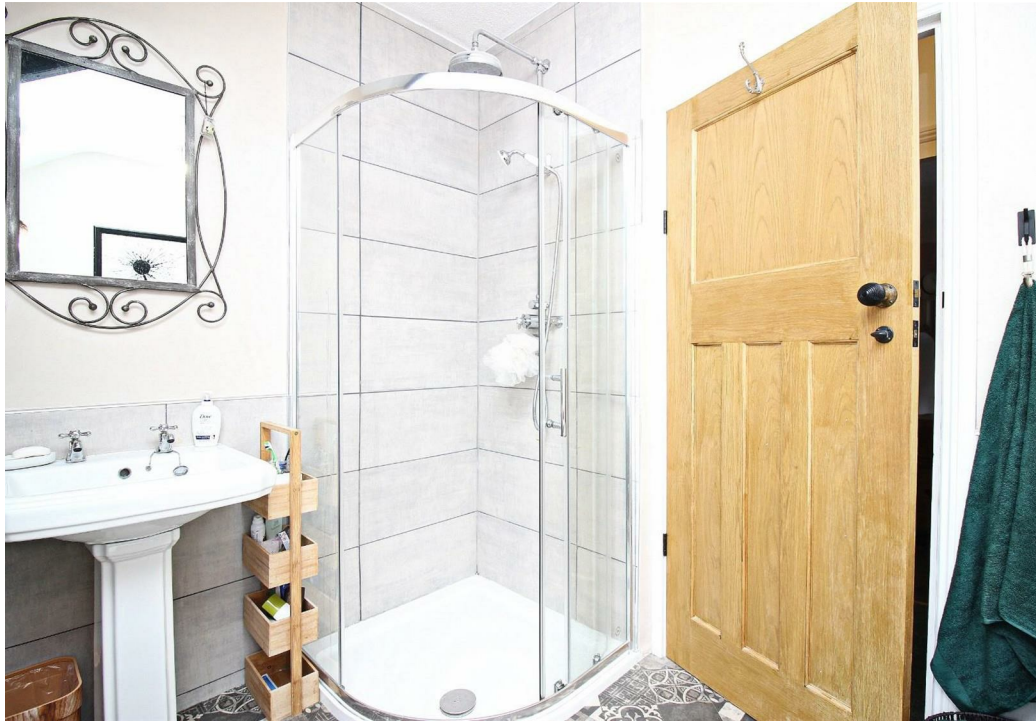
The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

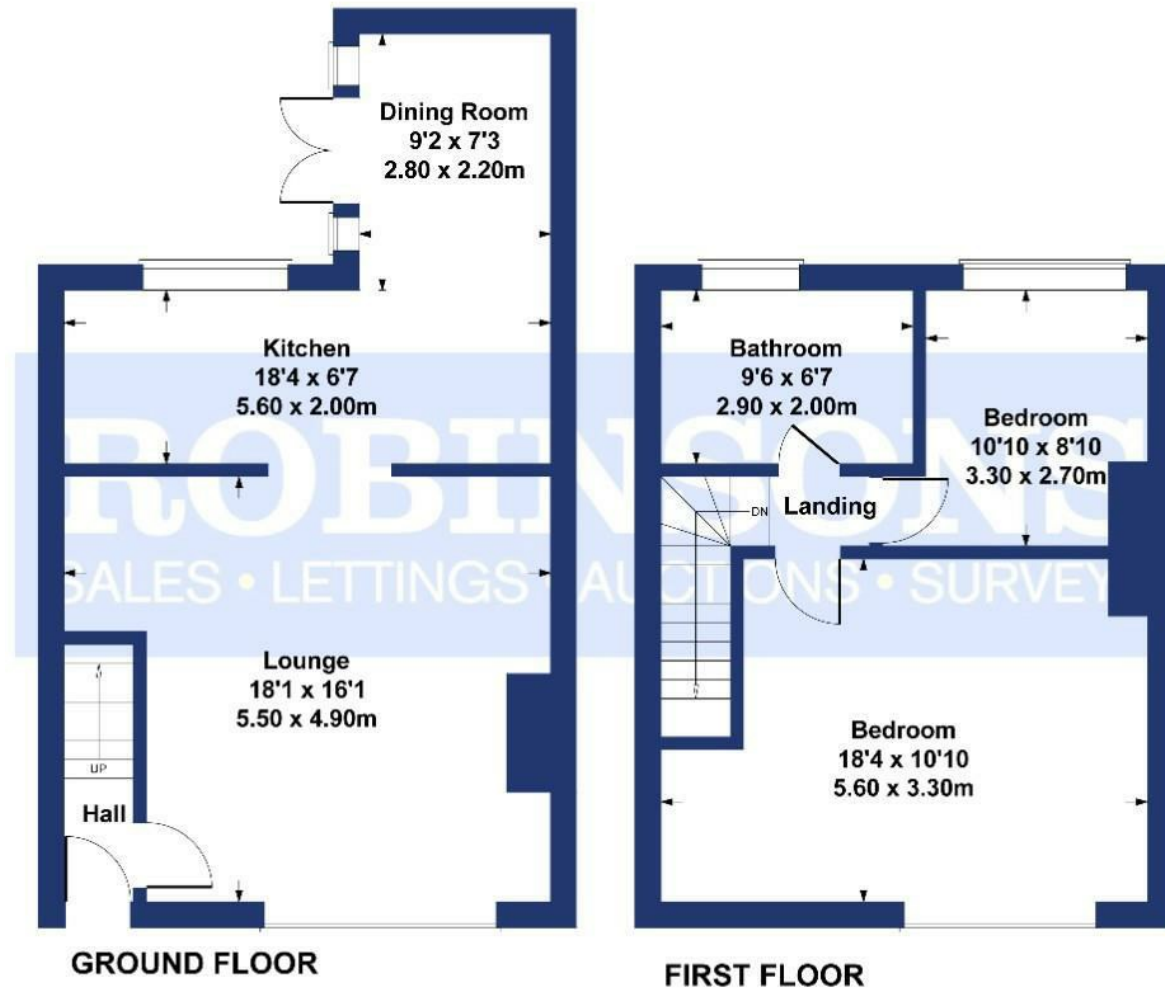
Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.



Byron Close

Approximate Gross Internal Area
915 sq ft - 85 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.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		82
(61-81)	B		
(39-60)	C		
(15-58)	D		
(9-54)	E	54	
(2-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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