



Ross, Ouston, DH2 1LB  
3 Bed - House - Semi-Detached  
£230,000

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## Ross Ouston, DH2 1LB

\* RARELY AVAILABLE \* BEAUTIFULLY PRESENTED \* LARGE PRIVATE REAR GARDEN WITH PANORAMIC VIEWS \* STUNNING KITCHEN \* ATTRACTIVE BATHROOM SUITE \* CONSERVATORY WITH STORAGE AREA UNDER \* OFF-STREET PARKING AND GARAGE \* A MUST VIEW \*

This beautifully presented and spacious three bedroom semi-detached home, which has undergone significant refurbishment by our client, enjoys an excellent position with a large private rear garden and panoramic views stretching across open countryside.

Inside, the layout is ideal for family living and entertaining. You're welcomed into a porch and hallway which leads to a generous open-plan lounge and dining area, with the lounge boasting a cosy log burning fire. To the rear sits a bright conservatory offering further living space and direct garden access, with useful built-in storage underneath. The stylish kitchen is a standout feature, fitted with a range of quality wall and base units, sleek surfaces and a breakfasting area.

Upstairs are three well-proportioned bedrooms, plenty of storage options, and a modern, attractive bathroom suite.

Externally, the front provides off-street parking for two cars along with access to an integral garage. The rear garden is a fantastic space – large, private and ideal for families, with a patio area, log store, additional storage beneath the conservatory, and excellent privacy from neighbouring properties.

Ouston is a popular residential village just a few minutes' drive from Chester-le-Street. It offers a peaceful setting with local shops, primary schools, a medical centre, and good bus links. For commuters, Chester-le-Street train station provides regular services to Newcastle and Durham, while the A1(M) is easily accessible for travel across the region. There are plenty of green spaces nearby, including Riverside Park and Beamish Museum, making it ideal for families and dog walkers alike.



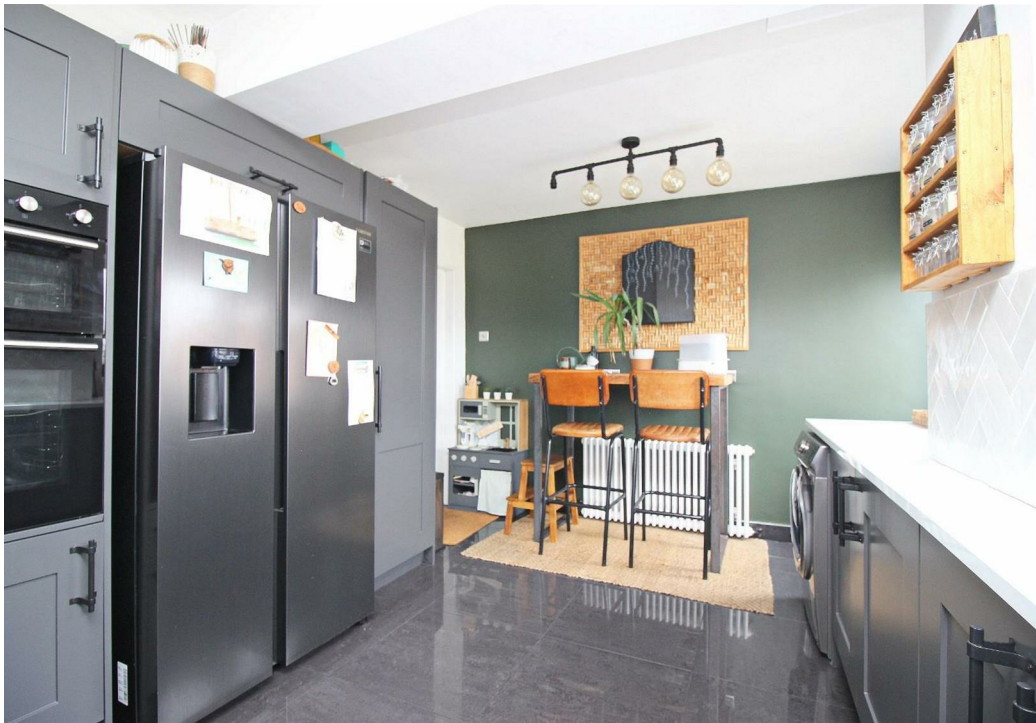




















## GROUND FLOOR

### Porch

### Hallway

### Lounge

17'4" x 11'1" (5.3 x 3.4)

### Dining

10'9" x 8'6" (3.3 x 2.6)

### Conservatory

11'9" x 9'2" (3.6 x 2.8)

### Kitchen

17'4" x 10'9" (5.3 x 3.3)

### Garage

14'9" x 7'10" (4.5 x 2.4)

## FIRST FLOOR

### Landing

### Bedroom

15'1" x 9'10" (4.6 x 3)

### Bedroom

11'1" x 9'10" (3.4 x 3)

### Bedroom

11'5" x 7'6" (3.5 x 2.3)

### Bathroom

7'2" x 5'6" (2.2 x 1.7)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

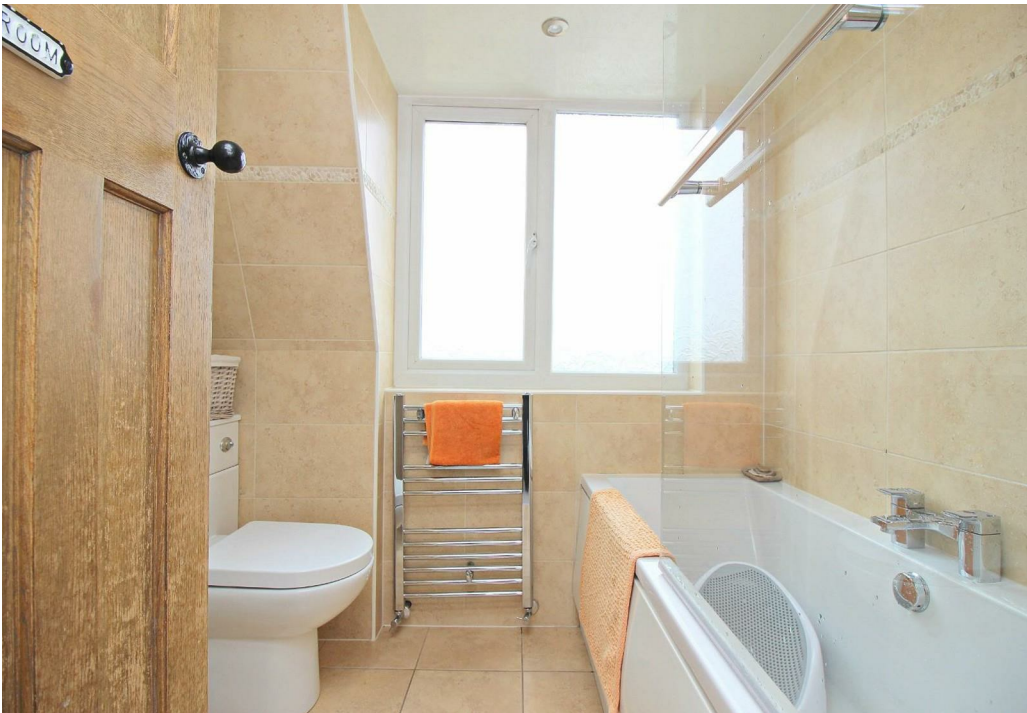
Broadband: Basic 6 Mbps, Superfast 49 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Check with your supplier

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

Energy Rating: D

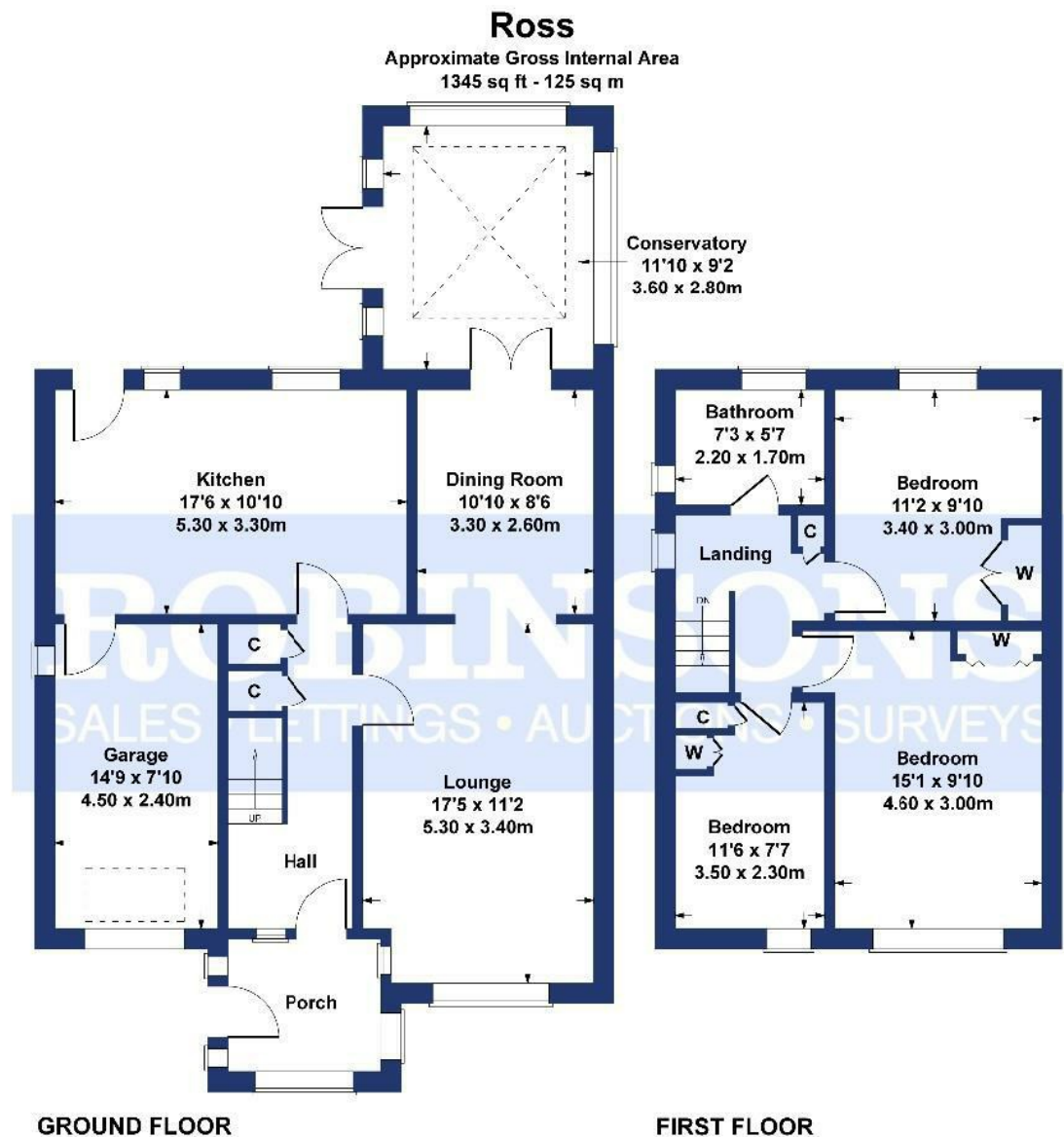


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.









### 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) <b>A</b>		82
(81-81) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.





45 Front Street, Chester Le Street, DH3 3BH  
Tel: 0191 387 3000  
[info@robinsonscsls.co.uk](mailto:info@robinsonscsls.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

