



Abington, Ouston, DH2 1QZ  
2 Bed - Bungalow - Semi Detached  
£180,000

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# Abington

## Ouston, DH2 1QZ

\* NO CHAIN \* EXCELLENT POSITION \* RARELY AVAILABLE BUNGALOW \* DRIVEWAY AND GARAGE \* LOVELY REAR GARDEN \* MODERN SHOWER ROOM / WC \* TWO RECEPTION ROOMS \*

Offered to the market with the benefit of no onward chain and immediate vacant possession, this rarely available two-bedroom semi-detached bungalow is situated in the traditionally sought-after area of Ouston, close to Chester-le-Street.

The spacious layout comprises entrance hallway, comfortable lounge, two double bedrooms, dining room, kitchen, and a modern shower room / WC. Externally, the front offers a low-maintenance garden, driveway, and garage, while the rear boasts a pleasant enclosed garden with a shed.

Abington in Ouston is a well-regarded residential area known for its peaceful surroundings. The bungalow is well-placed for easy access to Chester-le-Street, offering a range of shops, cafes, and essential amenities. The area benefits from excellent transport links, with the A1(M) just a short drive away, providing quick access to Durham, Newcastle, and further afield. There are also regular bus services connecting Ouston to nearby towns and cities.

For those who enjoy the outdoors, Riverside Park and Beamish Open-Air Museum are both within easy reach, offering scenic walks and leisure activities. There are also local schools, medical facilities, and supermarkets nearby, making this an excellent location for a range of buyers.

A fantastic opportunity—early viewing is recommended!











### Hallway

### Lounge

13'5" x 11'5" (4.1 x 3.5)

### Dining Area

10'9" x 10'2" (3.3 x 3.1)

### Kitchen

7'10" x 7'2" (2.4 x 2.2)

### Bedroom

11'1" x 10'2" (3.4 x 3.1)

### Bedroom

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

### Shower Room / WC

7'6" x 7'2" (2.3 x 2.2)

### Garage

16'4" x 11'1" (5 x 3.4)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 80 Mbps, Ultrafast 1,139 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,891 p.a

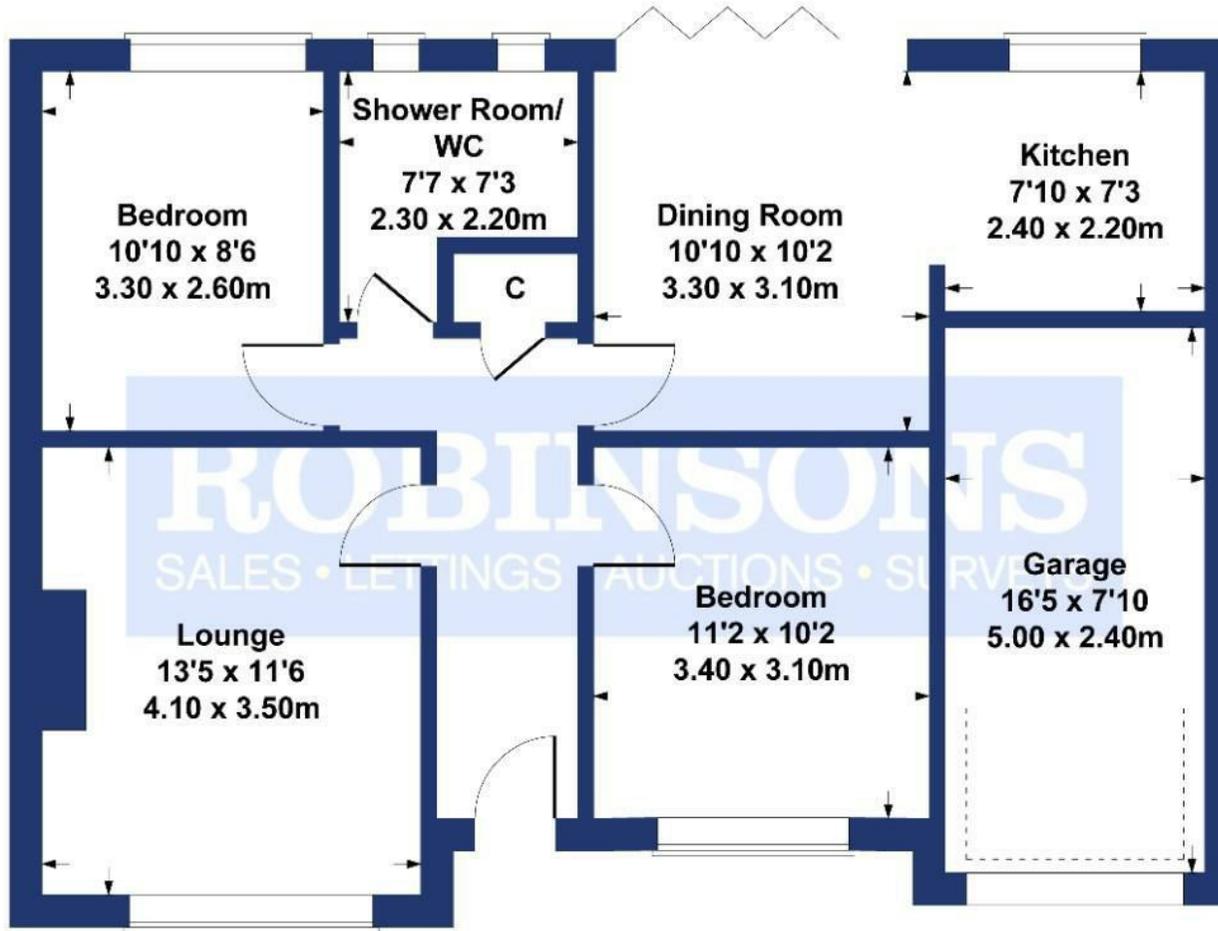
Energy Rating: D



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.

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Approximate Gross Internal Area  
829 sq ft - 77 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		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	57
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@robinsonscls.co.uk  
www.robinsonsestateagents.co.uk

