



Abernethy, Ouston, DH2 1RX
3 Bed - House - Semi-Detached
Offers Over £185,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Abernethy Ouston, DH2 1RX

* RARELY AVAILABLE STYLE HOUSE ON SOUGHT AFTER DEVELOPMENT * BEAUTIFULLY PRESENTED THROUGHOUT * STUNNING KITCHEN AND BATHROOM * LARGE WRAP-AROUND CORNER PLOT GARDEN * LARGE INVITING LOUNGE AND DINING ROOM * GARAGE AND DRIVEWAY *

Offered for sale is this rarely available style semi-detached house situated on a traditionally sought-after developments in the ever-popular Ouston. Occupying a generous corner plot, the property boasts wrap-around gardens to the front, side and rear and is beautifully presented throughout, having been well maintained and much improved by the current owner. Early viewing is strongly recommended.

The internal layout comprises a welcoming entrance hallway, a large and inviting dual-aspect lounge and dining room, and a stunning fitted kitchen with modern units and ample natural light. Upstairs there are three well-proportioned bedrooms and a fabulous family bathroom.

Externally, the home enjoys a lawned front and side garden with mature hedging offering a good degree of privacy, as well as a driveway providing off-street parking and a garage with electric door. The rear garden is low maintenance and features a pleasant patio seating area, ideal for outdoor enjoyment.

Abernethy is part of a well-regarded residential development in Ouston, just a short drive from Chester-le-Street town centre and the A1(M), making it ideal for commuters. The area benefits from good local schools, nearby village shops, and a range of amenities including parks and walking trails. For larger supermarkets and facilities, Chester-le-Street, Birtley and Washington are all easily accessible by car or public transport. Ouston itself is a popular choice for families and professionals alike thanks to its balance of quiet village feel with excellent connectivity.













GROUND FLOOR

Hallway

Lounge / Dining

19'4" x 14'9" (5.9 x 4.5)

Kitchen

14'9" x 14'1" (4.5 x 4.3)

Garage

16'0" x 7'10" (4.9 x 2.4)

FIRST FLOOR

Landing

Bedroom

12'1" x 10'9" (3.7 x 3.3)

Bedroom

8'10" x 10'2" (2.7 x 3.1)

Bedroom

8'6" x 8'2" (2.6 x 2.5)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 9 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Please check with your network 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.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Marketing Material

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

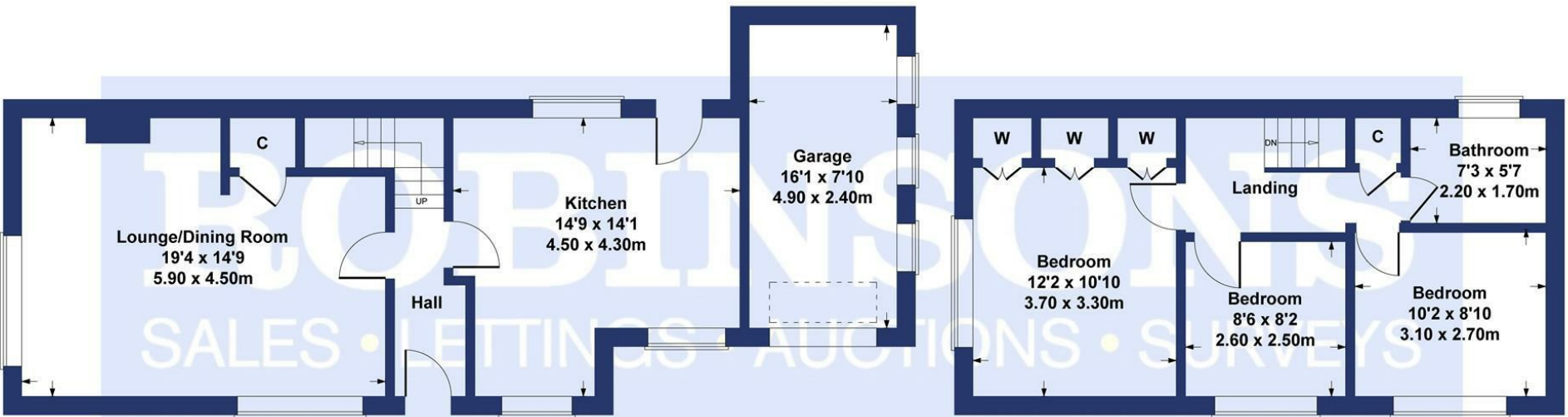
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Approximate Gross Internal Area
1119 sq ft - 104 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

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
www.robinsonsestateagents.co.uk

