



**The Oval, Ouston, DH2 1RN**  
**3 Bed - House - Link Semi Detached**  
**£125,000**

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# The Oval Ouston, DH2 1RN

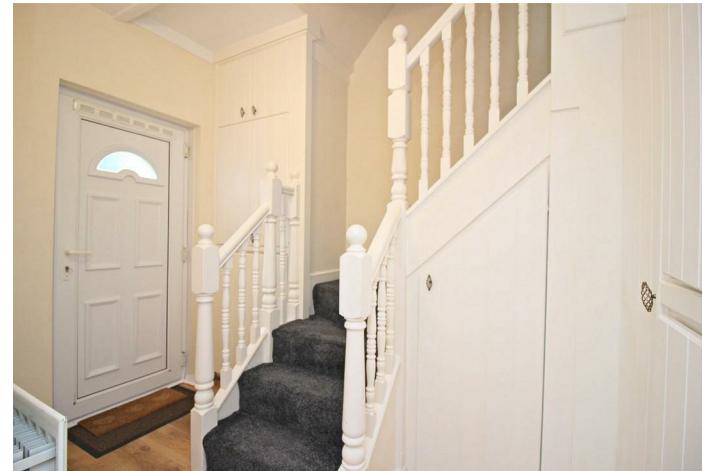
We are delighted to present to the market this rarely available and deceptively spacious three-bedroom family home, offered with the benefit of no onward chain. Situated on a large plot, this property is expected to appeal to a wide range of potential purchasers, including families, first-time buyers, and commuters.

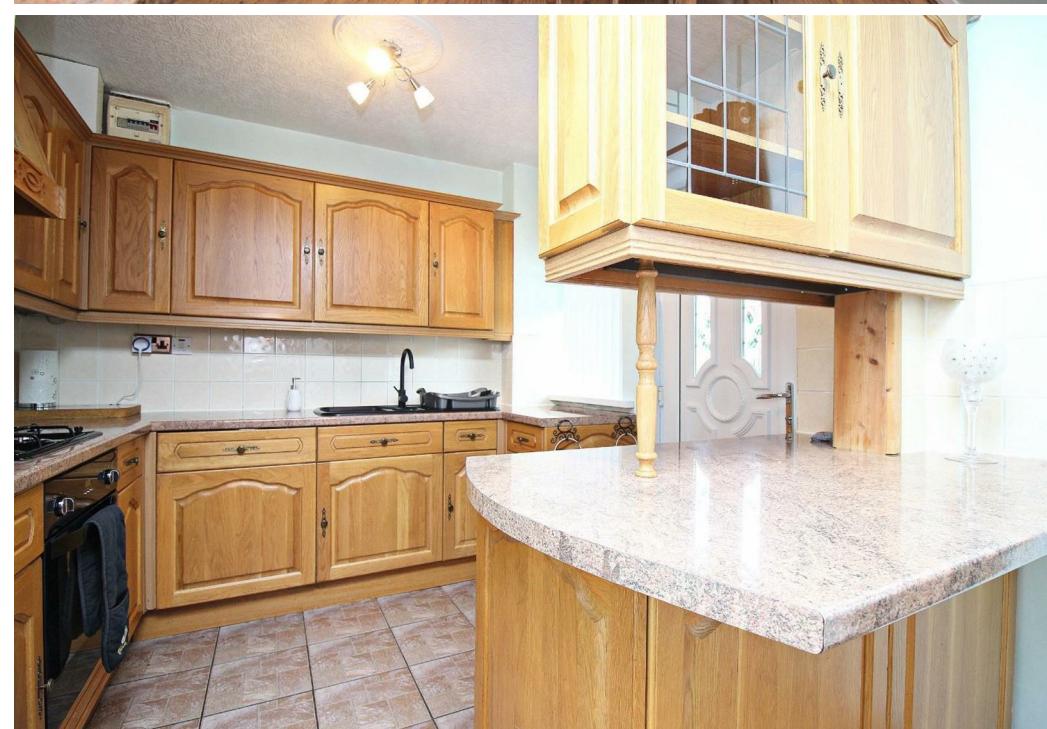
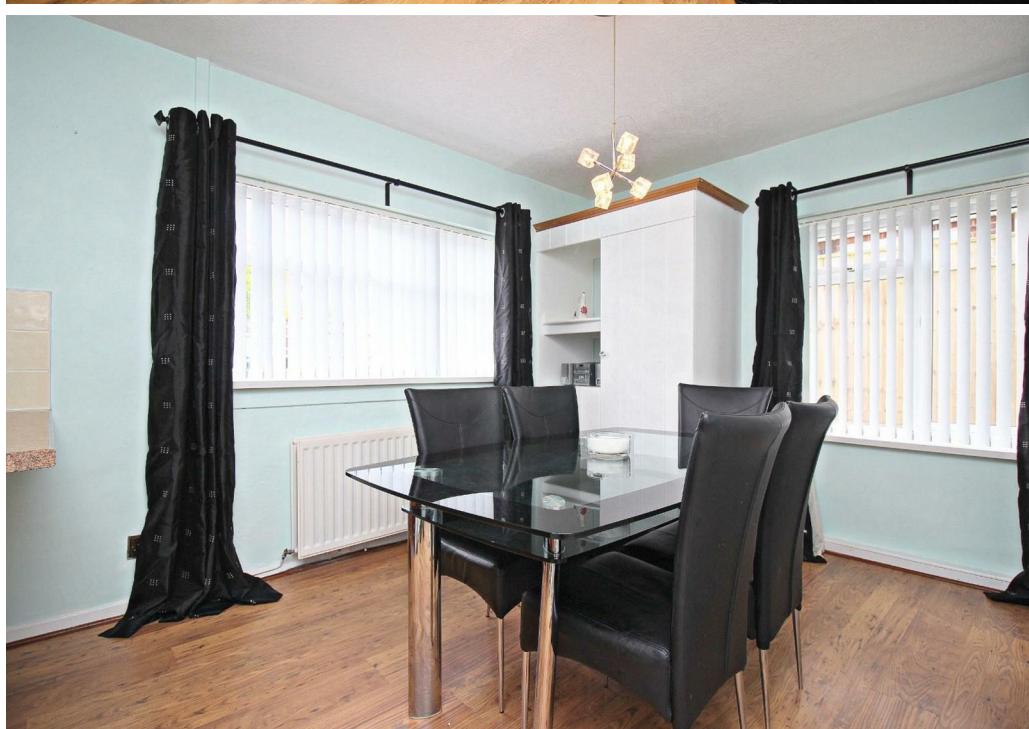
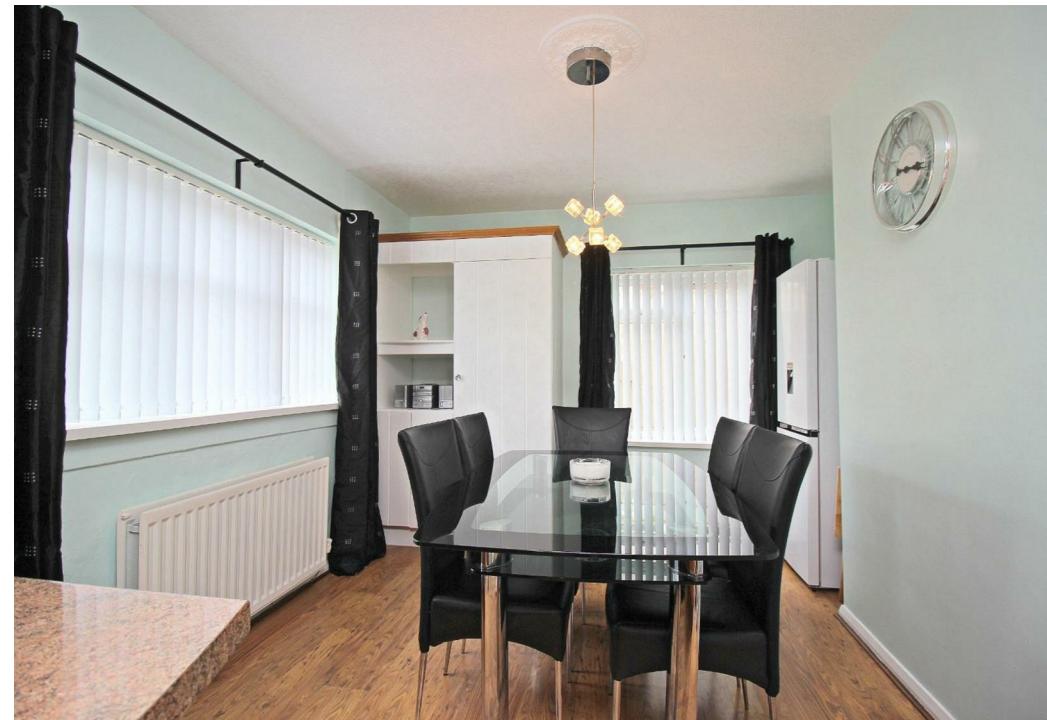
Located in The Oval, this home enjoys excellent access to Chester-le-Street, Birtley, and the A1(M), making it ideal for those travelling throughout the region. It also benefits from close proximity to local amenities and schools. The ground floor comprises an entrance hallway with ample storage, a large lounge with a walk-in bay window, and a spacious dining kitchen. On the first floor, there are three bedrooms, all with fitted storage, and a family bathroom.

Externally, the property boasts a large, attractive, and low-maintenance front garden. To the rear, there is a block-paved area currently utilised for car parking (please note there is no dropped kerb at present). Additional features of this property include gas-fired central heating and UPVC double glazing.

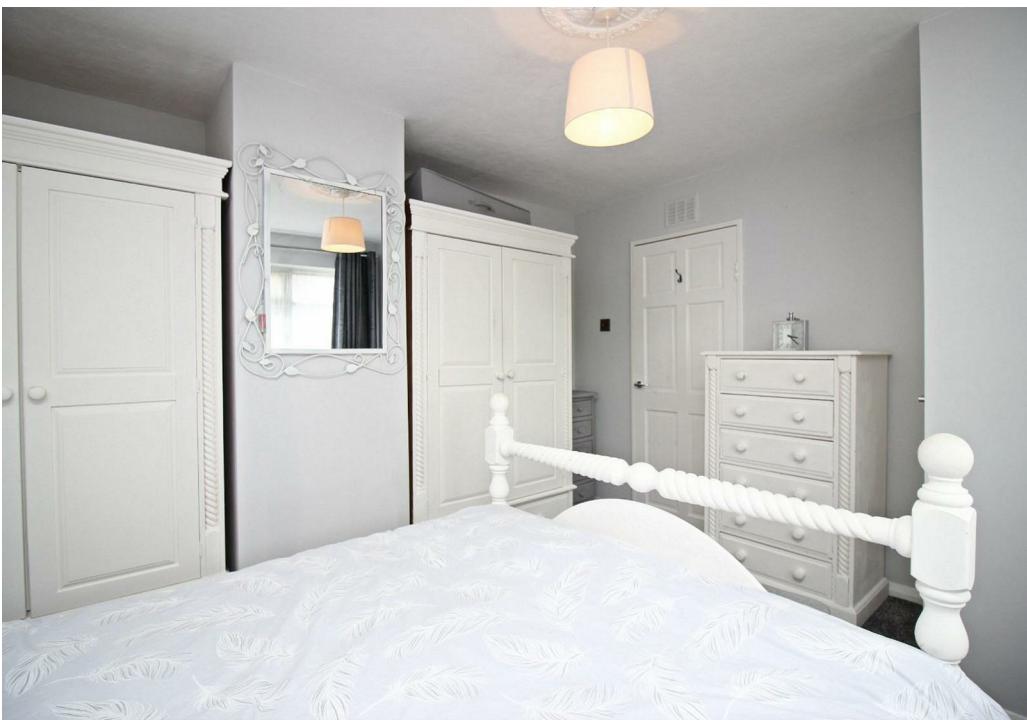
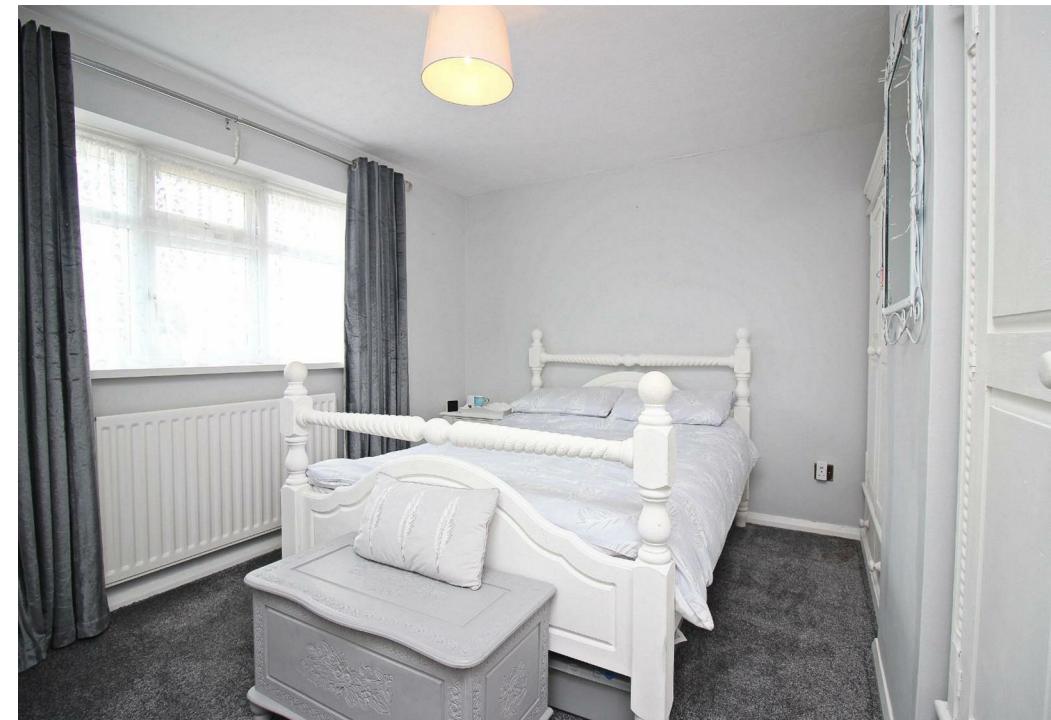
Early viewing is highly recommended.

Contact us today to arrange a viewing.











## GROUND FLOOR

### Hallway

#### Lounge

16'4" x 12'5" max (5 x 3.8 max)

#### Dining Kitchen

20'4" x 11'1" max (6.2 x 3.4 max)

## FIRST FLOOR

### Landing

#### Bedroom

12'5" x 11'1" (3.8 x 3.4)

#### Bedroom

9'10" x 9'2" (3 x 2.8)

#### Bedroom

10'9" x 6'2" max (3.3 x 1.9 max)

### Bathroom

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 66 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

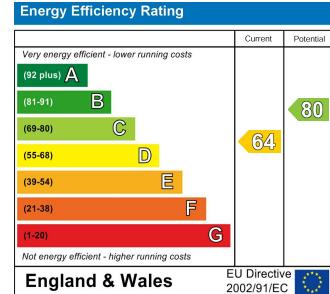
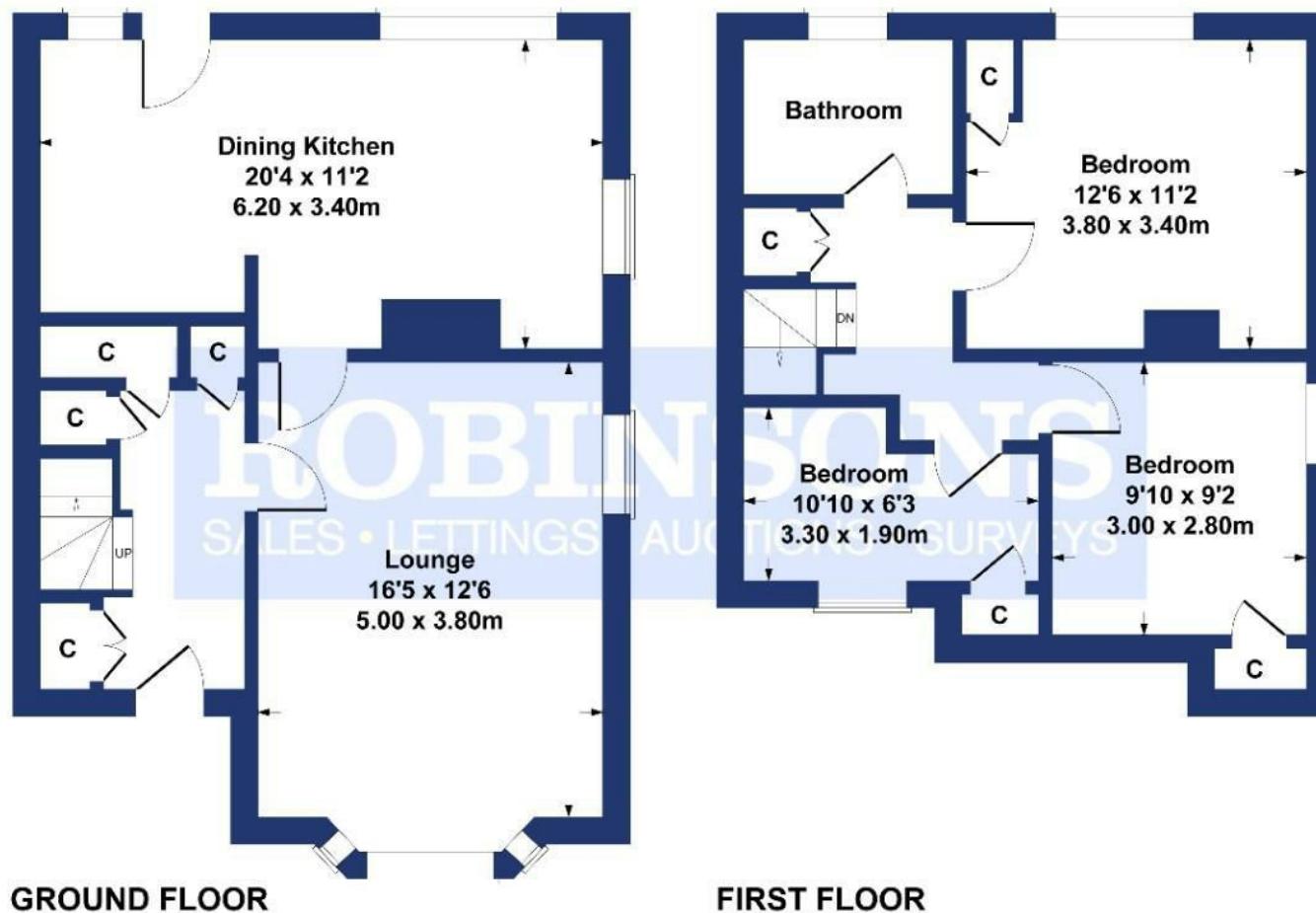
Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

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.

# The Oval

Approximate Gross Internal Area  
968 sq ft - 90 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. 2024

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@robinsonscis.co.uk](mailto:info@robinsonscis.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

