



Abernethy, Ouston, DH2 1RX
3 Bed - House - Semi-Detached
Offers Over £190,000

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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: TBC

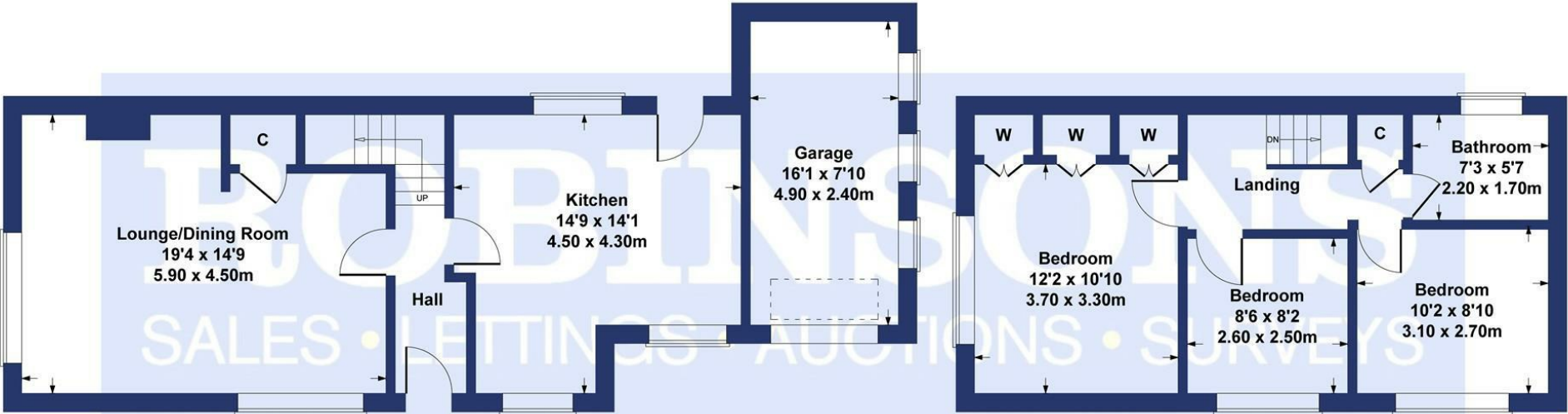


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) 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



GROUND FLOOR

FIRST FLOOR

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.

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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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