



Callander, Ouston, DH2 1LG  
5 Bed - House - Semi-Detached  
£185,000

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# Callander Ouston, DH2 1LG

\* NO CHAIN \* EXTENDED FIVE-BEDROOM HOME \* LARGE REAR GARDEN \* SOUGHT-AFTER LOCATION \* FAMILY-FRIENDLY DEVELOPMENT \* IN NEED OF MODERNISATION \* LOTS OF POTENTIAL \*

We are delighted to present this five-bedroom semi-detached family home, situated within a traditionally highly sought-after development in Ouston. Rarely available, this property offers a spacious layout. It is in need of modernisation but has fantastic potential.

The much-loved home features a floorplan comprising: an entrance porch, hallway, a large and welcoming lounge and dining room, and an expansive kitchen. To the first floor are five bedrooms and a shower room with WC.

Externally, the property boasts a front garden, off-street parking, and a garage. The rear offers a generously sized garden, providing a good degree of privacy.

Located in the desirable village of Ouston near Chester-le-Street, the property benefits from a family-friendly setting with excellent local schools, convenient amenities, and a strong sense of community. Ouston is well-connected via the A1(M), offering easy access to Durham, Newcastle, and surrounding areas. Chester-le-Street, just a short drive away, provides additional shopping, dining, and leisure opportunities, along with attractions like Lumley Castle and Riverside Park.

A rare opportunity not to be missed—early viewing is highly recommended!











## GROUND FLOOR

### Entrance Porch

### Hallway

### Lounge

18'0" x 11'1" (5.5 x 3.4)

### Dining Area

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

### Kitchen

17'0" x 11'1" (5.2 x 3.4)

## FIRST FLOOR

### Landing

### Bedroom

14'9" x 9'10" max (4.5 x 3 max)

### Bedroom

11'5" x 9'10" (3.5 x 3)

### Bedroom

11'5" x 7'2" (3.5 x 2.2)

### Bedroom

14'1" x 7'2" max (4.3 x 2.2 max)

### Bedroom

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

### Shower Room / WC

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

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 9 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

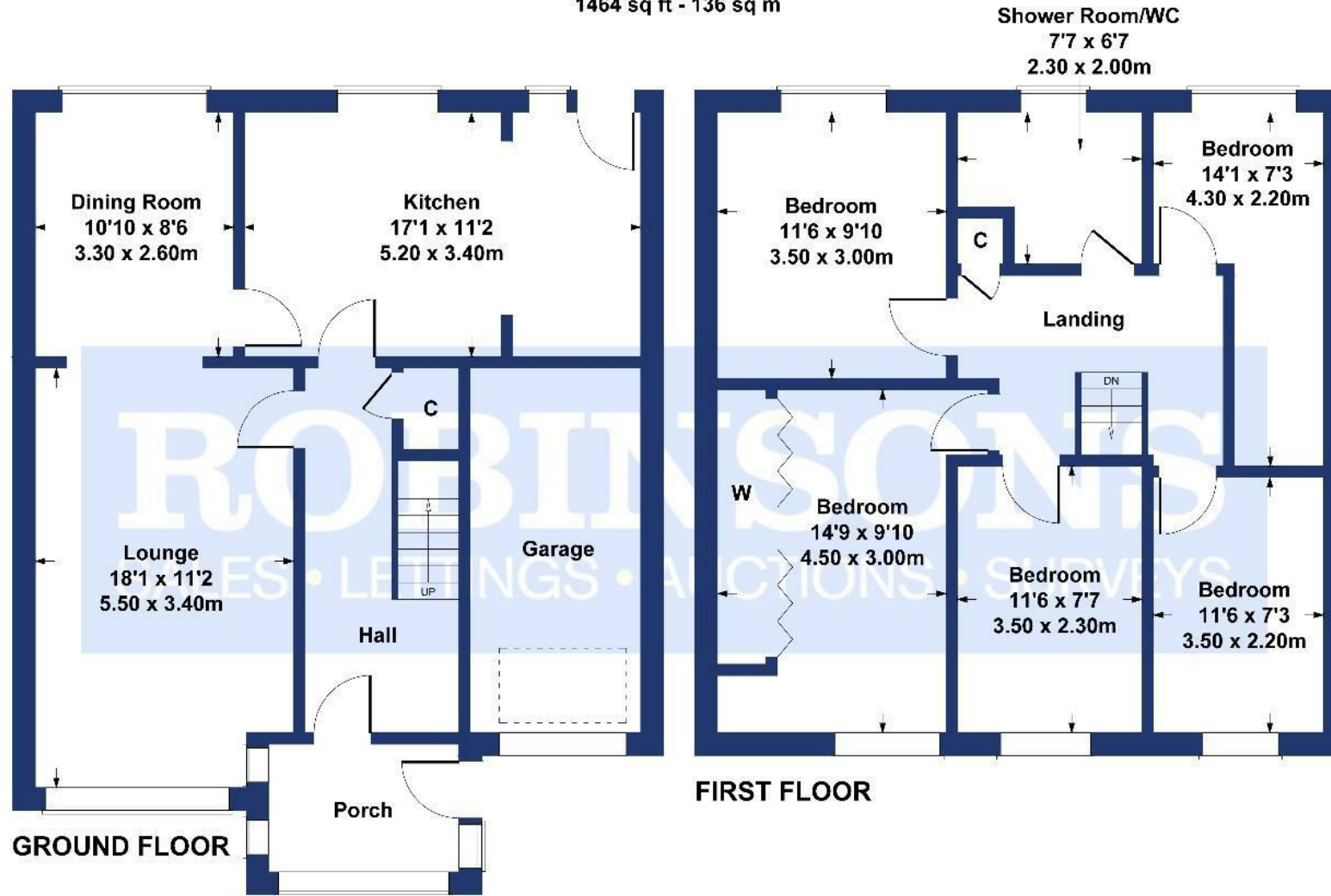
Council Tax: Durham County Council, Band C - Approx. £2,161 p.a

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.

# Callander

Approximate Gross Internal Area  
1464 sq ft - 136 sq m



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	
		60	81

### 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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