



Woodhall Close, Ouston, DH2 1TU  
2 Bed - House - Semi-Detached  
£145,000

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# Woodhall Close Ouston, DH2 1TU

\* NO CHAIN \* GREATLY EXTENDED \* GORGEOUS RE-FITTED KITCHEN \* MODERN UPGRADED BATHROOM \* EXCELLENT DECORATIVE ORDER & FLOORING \* TUCKED IN THE CORNER OF A CUL-DE-SAC \* ALLOCATED PARKING SPACE \* PRIVATE REAR GARDEN \* FREEHOLD \*

Offered to the market with no onward chain is this beautifully improved, extended, and immaculately presented two-bedroom home, ideally suited to a range of buyers looking for something special in Ouston.

Internally, the inviting hallway leads to a comfortable lounge and a stunning, re-fitted kitchen. There is an opening from the lounge into an impressive family room. This bright, spacious area benefits from a Velux window, front-facing window, and French doors to the private rear garden, creating a wonderful flow of natural light.

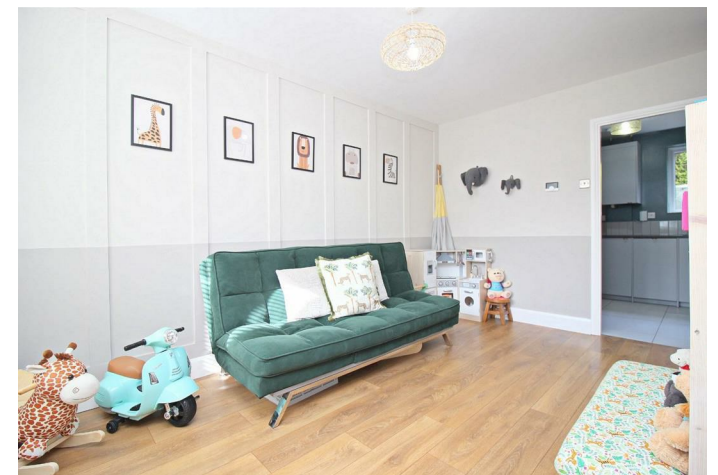
Upstairs, there are two bedrooms and a stylish, upgraded bathroom suite. The property has also seen significant decorative enhancements throughout, including new flooring, adding to its modern yet welcoming feel.

Externally, there's a conveniently located allocated parking space and a front / small side garden, while the secluded rear garden enjoys a high degree of privacy, perfect for relaxing or entertaining.

Ouston is a highly desirable residential location within easy reach of Chester-le-Street's town centre, offering excellent local amenities including shops, supermarkets, cafes, and well-regarded primary and secondary schools.

The nearby A1(M) provides excellent connectivity to Newcastle, Durham, and Sunderland, making this a superb base for commuters. The surrounding area boasts attractive green spaces, country walks, and leisure facilities, combining the best of peaceful living with the practical convenience families and professionals seek.

A truly impressive home that must be viewed to be fully appreciated.











## GROUND FLOOR

### Hallway

### Lounge

14'1" x 8'6" (4.29m x 2.59m)

### Kitchen

11'5" x 8'2" (3.5 x 2.5)

### Family Room

20'11" x 8'6" (6.4 x 2.6)

## FIRST FLOOR

### Landing

### Bedroom One

11'5" x 9'6" (3.5 x 2.9)

### Bedroom Two

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

### Bathroom

7'6" x 4'11" (2.3 x 1.5)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

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

Energy Rating: D

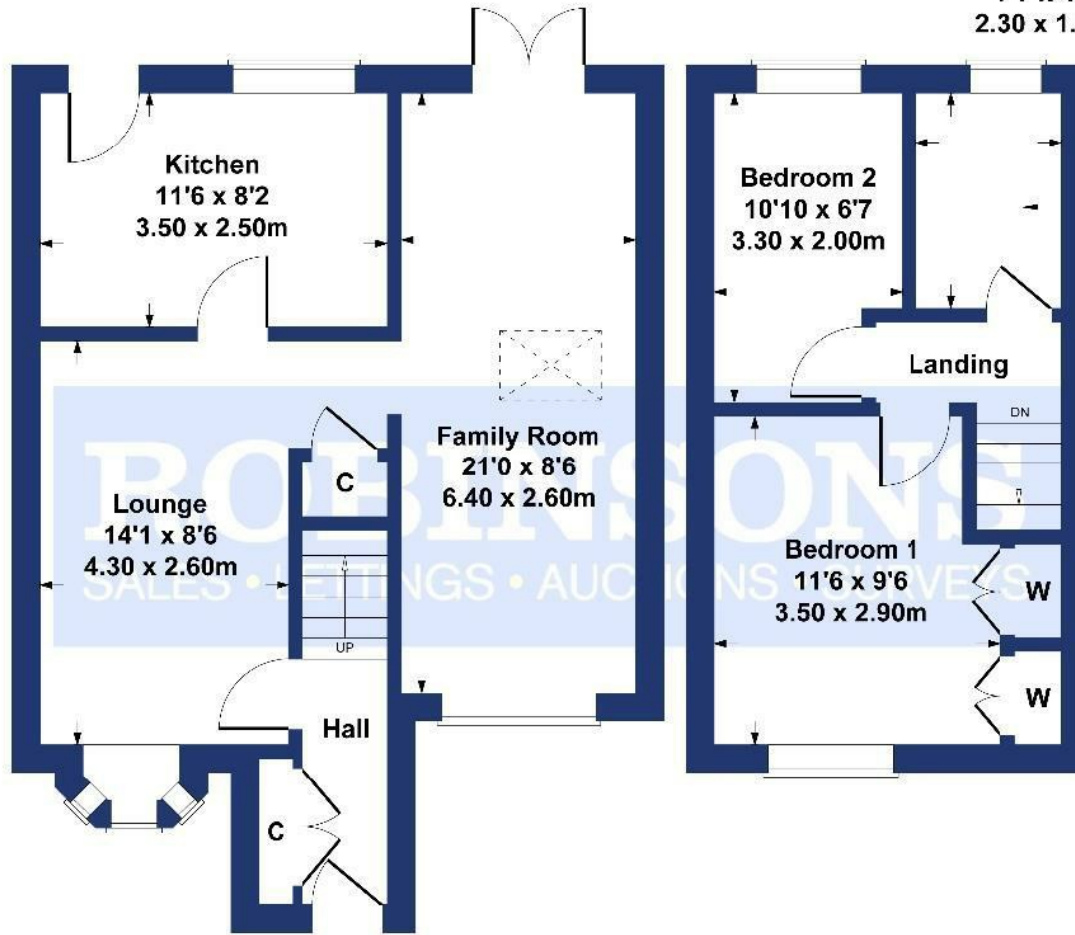
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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



# Woodhall Close

Approximate Gross Internal Area  
764 sq ft - 71 sq m

Bathroom  
7'7 x 4'11  
2.30 x 1.50m



**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.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		68
(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	

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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