



Wensley Close, Ouston, DH2 1SE
3 Bed - House - Detached
£184,995

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* STUNNING FAMILY HOME * MUCH IMPROVED * RARELY AVAILABLE * GREAT PLOT * FANTASTIC OPEN PLAN LIVING SPACE * GORGEOUS KITCHEN / FAMILY AREA * LARGE REAR GARDEN * DOUBLE DRIVEWAY * 8'10" x 5'7" (2.7 x 1.7 (2.69 x 1.68))

A simply stunning family home which occupies an excellent plot and has been much improved.

Wensley Close is located on the traditionally popular Urpeth Grange estate and is well placed for access to Chester-le-Street, Birtley and A1(M) for those who travel throughout the region, it also has good access to amenities and well regarded local schooling. In our opinion it should prove to be the ideal family home.

The internal floorplan comprises: entrance hallway, comfortable lounge with bow window, simply stunning dining kitchen which is open plan and has French doors to the rear, and a useful utility room. On the first floor there are three sizeable bedrooms, and a white suite family bathroom.

Externally there is a double driveway, garage, and garden to the front. To the rear is a sizeable garden with patio area and good degree of privacy.

Nb. the property is leasehold, but there are 111 years left on the lease. This home is being sold as part exchange, the new build home is expected to be completed circa January - February 2022.

GROUND FLOOR

Hallway

Living Room

15'5" x 11'10" (4.7 x 3.6 (4.70 x 3.58))

Dining Kitchen

17'9" x 11'2" (17'8" x 11'1") (5.4 x 3.4 (5.38 x 3.38))

Utility Room

8'10" x 8'6" (2.7 x 2.6 (2.69 x 2.59))

FIRST FLOOR

Landing

Bedroom One

13'1" x 9'10" (4 x 3 (3.99 x 3.00))

Bedroom Two

11'6" x 9'10" (3.5 x 3 (3.48 x 3.00))

Bedroom Three

9'10" x 7'10" (3 x 2.4 (3.00 x 2.39))

Bathroom



OUR SERVICES

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Surveys and EPCs

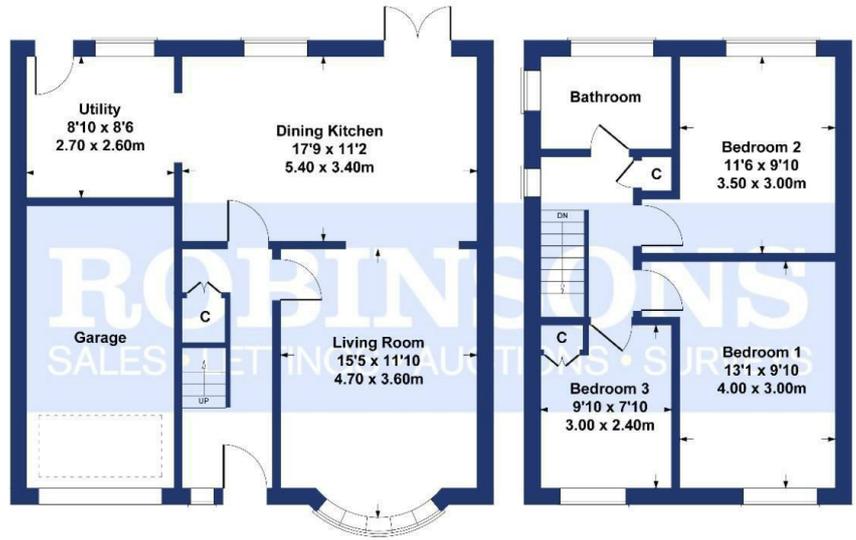
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Wensley Close
Approximate Gross Internal Area
1173 sq ft - 109 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		65	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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