

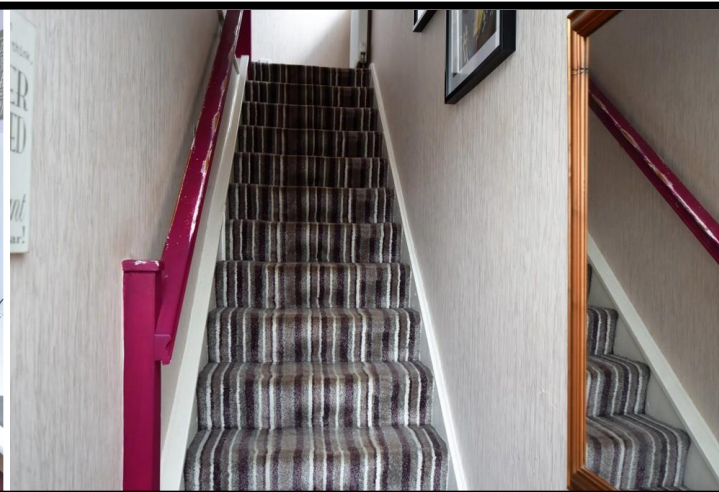


11 Abbotside Close | Ouston | Chester Le Street | DH2 1TQ

Located within a cul-de-sac on a popular established development a two bedroom semi-detached house which had three bedrooms and could easily be converted back if required. The property has gardens to the front and rear, has a large rear conservatory, 2019 replacement double glazing, a 2016 gas central heating system and comes with a single garage within a nearby block of garages. The accommodation comprises a hallway, lounge, contemporary kitchen with integrated appliances, conservatory, first floor landing, two bedrooms (both with wardrobes) and a bathroom. Gas combi central heating, full uPVC double glazing, EPC rating C (70), freehold, Council Tax band A. Virtual tour available.

£149,950

- Semi-detached two bedroom house
- Gardens to front and rear
- Large conservatory
- Single garage with a nearby block of garages
- Contemporary kitchen and bathroom



Property Description

Located within a cul-de-sac on a popular established development a two bedroom semi-detached house which had three bedrooms and could easily be converted back if required. The property has gardens to the front and rear, has a large rear conservatory, 2019 replacement double glazing, a 2016 gas central heating system and comes with a single garage within a nearby block of garages. The accommodation comprises a hallway, lounge, contemporary kitchen with integrated appliances, conservatory, first floor landing, two bedrooms (both with wardrobes) and a bathroom. Gas combi central heating, full uPVC double glazing, EPC rating C (70), freehold, Council Tax band A. Virtual tour available.

HALLWAY

Composite double glazed entrance door, single radiator, stairs to the first floor, telephone point and a door leading to the lounge.

LOUNGE

15' 8" x 11' 4" (maximum) (4.78m x 3.47m) Laminate flooring, uPVC double glazed window, under-stair storage cupboard, wall mounted electric fire with living flame and remote control, wall lights, double radiator, satellite TV cables, TV aerial and a door leading to the kitchen.

KITCHEN

8' 6" x 14' 6" (2.61m x 4.44m) A contemporary high gloss kitchen finished in aubergine with contrasting white acrylic worktops and tiled splash-backs. Fitted with a range of integrated appliances including a fridge, freezer, washer/dryer, dishwasher, fan assisted double oven/grill and combi microwave. Integrated wine rack, display cabinets, sink with professional tap, concealed LED spotlights and additional ones to the plinths. Laminate flooring, inset LED spotlights, double radiator, uPVC double glazed window and matching French doors to the conservatory.

CONSERVATORY

13' 9" x 13' 5" (4.20m x 4.10m) uPVC double glazed windows and French doors to the garden. Laminate flooring, double radiator and a ceiling light with fan.

FIRST FLOOR

LANDING

Airing cupboard housing the gas combi central heating boiler, uPVC double glazed window, single radiator and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

13' 9" (maximum) x 14' 6" (4.21m x 4.44m) The bedroom previously comprised two bedrooms but has been converted into one large bedroom. Should any purchaser wish to convert it back then this could easily be achieved. Two free-standing wardrobes, additional over-stair cupboard, two uPVC double glazed windows and two single radiators. Inset LED spotlights.

BEDROOM 2 (TO THE REAR)

8' 10" x 8' 2" (2.71m x 2.50m) Fitted sliding wardrobe, uPVC double glazed window, loft access hatch and a single radiator.

BATHROOM

5' 7" x 6' 1" (1.71m x 1.86m) A white suite featuring a panelled bath with thermostatic shower over, glazed screen. Vanity wash basin with base storage, WC, fully tiled walls and floor, uPVC double glazed window, chrome towel radiator, extractor fan, wall cabinet and inset LED spotlights.

EXTERNAL

TO THE FRONT

Open plan lawn.

TO THE REAR & SIDE

Lawn garden, timber decking covered with artificial lawn, additional side garden with lawn and bin storage area. Enclosed by timber fence.

GARAGE

The property comes with a single garage within a nearby block with up and over door.

HEATING

Gas fired central heating via combination boiler and radiators installed in 2016.

GLAZING

uPVC double glazing installed in 2019.

ENERGY EFFICIENCY

EPC rating C (70). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

COUNCIL TAX

The property is in Council Tax band A.

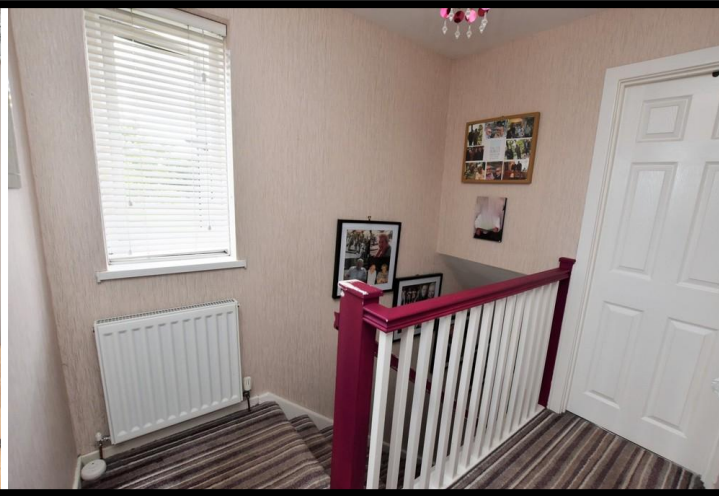
VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office. Please do not attend if you have recently shown symptoms of the Covid-19 virus. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes.

MAKING AN OFFER

Please note that all offers will require financial verification





including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

NEED A MORTGAGE?

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have

not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.



Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

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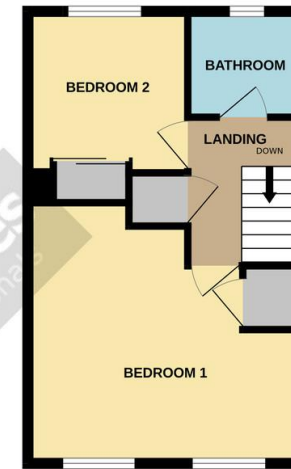
info@davidbailes.co.uk

01207231111

GROUND FLOOR
50.0 sq.m. (538 sq.ft.) approx.



1ST FLOOR
32.2 sq.m. (346 sq.ft.) approx.



TOTAL FLOOR AREA: 82.2 sq.m. (885 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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