



### 3 bed bungalow to buy in DH2

Cannock, Ouston, Chester Le Street,  
Durham, DH2 1LJ

# £215,000

🏠 x3 🚗 x1 🚗 x1

Tenure

**Freehold**

### Property features

- ✓ No Onward Chain
- ✓ Extended three bedroom
- ✓ Conservatory
- ✓ Large driveway and single garage
- ✓ EPC Rating C

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents welcome to the market this three bedroom, extended bungalow situated on Cannock, Ouston, Chester Le Street, County Durham. Offered for sale with no onward chain, this property is likely to appeal to a range of buyers including those seeking single-level living or investment opportunity.

The accommodation briefly comprises an entrance porch leading into a central hallway with built-in storage and loft access. There is an extended lounge/diner with access through to a conservatory overlooking the rear garden. The kitchen is positioned to the rear with direct access to the garden. The property offers three bedrooms, two of which include fitted wardrobes, along with a family bathroom. Externally, there are low maintenance gardens to the front and rear, a driveway with space for multiple vehicles, and a garage.

Ouston is a residential village within close proximity to Chester Le Street, offering access to a range of local amenities including shops, schools, and leisure facilities. The area benefits from road links to the A1(M), providing connections to Durham, Newcastle upon Tyne, and surrounding areas. Public transport services are also available nearby.

Council Tax Band: C

Tenure: Freehold

Price: £215,000

Property Type: Bungalow

USPs: Garden, Chain free

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles, Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Porch

Accessed via a UPVC door, the porch is fully glazed and finished with ceramic tiled flooring, leading into the main entrance.



## Entrance / Hallway

Entrance via UPVC door, with hardwood flooring, a central heating radiator, and built-in storage. There is an access hatch with ladder leading to a fully boarded loft.



## Lounge/Diner

6.44m x 3.19m (21'1" x 10'5")

Extended lounge/diner with hardwood flooring and central heating radiator. Sliding patio doors provide access into the conservatory.



## Kitchen

5.37m x 2.14m (17'7" x 7'0")

Located to the rear with double glazed window and UPVC door providing access to the garden. Fitted with wall and base units, roll top work surfaces, and tiled splashbacks. Incorporates a stainless steel inset 2.5 bowl sink with mixer tap. Integrated electric oven, four ring electric hob with extractor over. Plumbing for dishwasher and space for a fridge/freezer. Recess lighting, central heating radiator, and Amtico flooring.



## Conservatory

3.00m x 2.50m (9'10" x 8'2")

Double glazed with rear aspect, tiled flooring, and power and lighting. UPVC door leading to the rear garden.



## Bedroom One

4.05m x 3.00m (13'3" x 9'10")

Double glazed window to the front aspect, central heating radiator, built-in wardrobes, carpet flooring, and feature fire surround.



## Bedroom Two

3.49m x 3.14m (11'5" x 10'3")

Double glazed window to the front aspect, central heating radiator, built-in wardrobes, and carpet flooring.



## Bedroom Three

5.18m x 2.55m (16'11" x 8'4")

Double glazed window to the rear aspect, central heating radiator, built-in storage, and carpet flooring.



## Family Bathroom

4.13m x 2.18m (13'6" x 7'1")

Fitted with a white suite comprising low level W/C, pedestal wash hand basin, and shower cubicle with mains shower. Fully tiled walls and flooring, recessed lighting, central heating radiator, and chrome towel radiator. Cupboards housing a washer and dryer with storage cupboards above.



## Externally

To the front:

Low maintenance garden with block paved pathway, decorative borders, and double driveway leading to a garage. Gated access to the rear garden.

To the rear:

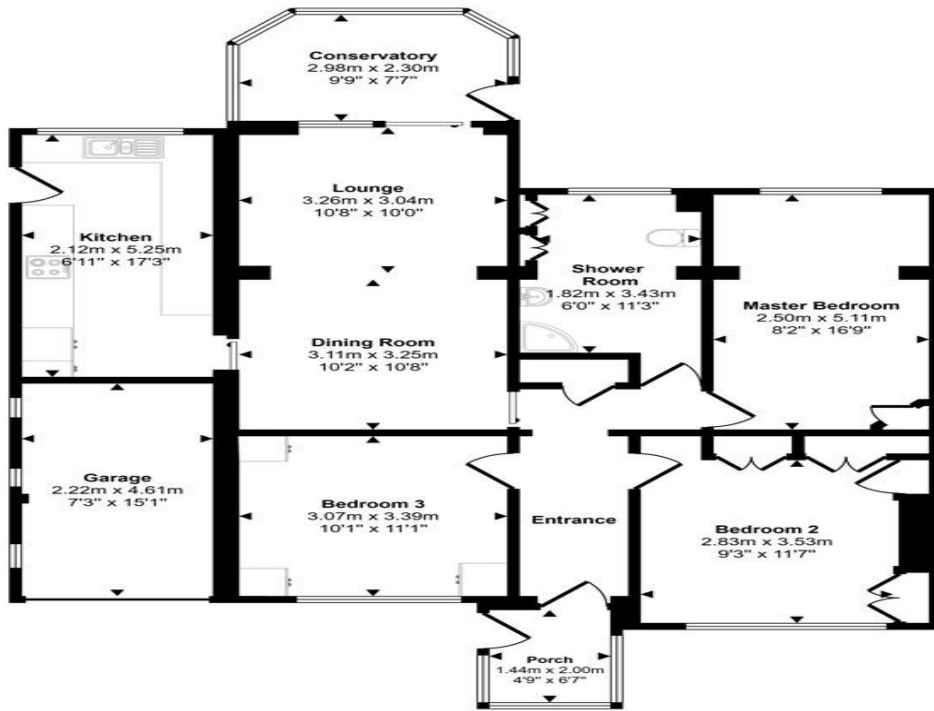
Private, low maintenance garden with paved patio and pathways, decorative borders, external water supply, and lighting. Gated side access.



## **Garage**

Single garage with roller door, power and lighting. The garage also houses the combi boiler.

Approx Gross Internal Area  
110 sq m / 1186 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   | 71                         | 70        |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |

Cannock, Ouston, Chester Le Street, Durham, DH2 1LJ

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