



Wensley Close, Ouston, DH2 1SD
2 Bed - Apartment
£79,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

*** NO CHAIN * WELL PRESENTED AND EXTENDED * UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING * MUST BE VIEWED * GARAGE * LEASE IN PROCESS OF BEING EXTENDED * LOVELY REAR GARDEN ***

Available to purchase with the benefit of no chain is this well presented and pleasantly situated two bedroom ground floor flat. Located in a quiet cul de sac on a traditionally sought after a well established residential development the property has been extended to provide a lovely garden room.

Internally the floor plan comprises: large and inviting living room, kitchen with ample units, attractive white suite bathroom with shower over, two bedrooms both of good size and having fitted wardrobes, and a gorgeous garden room. Externally there is an enclosed garden with raised patio to the rear, communal parking (non-allocated) and a garage in a nearby block.

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 home.



Porch

Living Room

15'8 x 10'11 (4.78m x 3.33m)



Kitchen

9 x 7 (2.74m x 2.13m)



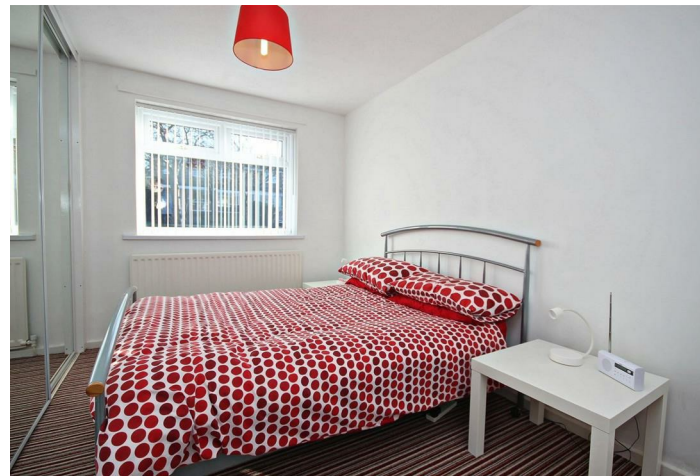
Garden Room

9'4 x 9 (2.84m x 2.74m)

Inner Hallway

Bedroom One

12'10 x 7'10 to robes (3.91m x 2.39m to robes)



Bedroom Two

9'5 x 7'8 to robes (2.87m x 2.34m to robes)

Bathroom

7 x 5'10 (2.13m x 1.78m)



Enclosed Rear Garden with Patio



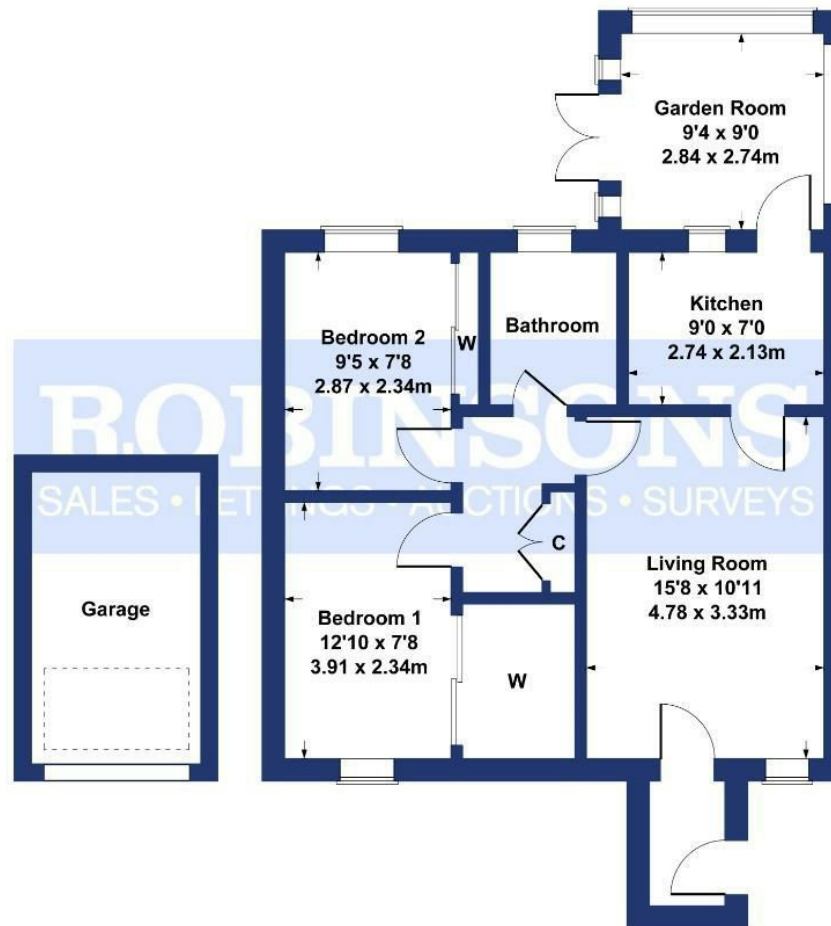
Garage in Nearby Block





Wensley Close

Approximate Gross Internal Area
690 sq ft - 64 sq m



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. 2020

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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.