



Ouse Crescent, Great Lumley, DH3 4LB  
2 Bed - Bungalow - Semi Detached  
£115,000

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# Ouse Crescent Great Lumley, DH3 4LB

\* RARELY AVAILABLE \* LOVELY OUTLOOK TO FRONT \* TWO DOUBLE BEDROOMS \* WALK-IN SHOWER \*

Offered to the market is this well presented and pleasantly situated two bedroom semi-detached bungalow. The property has a floor plan comprising of: entrance lobby, inviting living room with beautiful outlook across greenery, a well sized, attractive kitchen, two double bedrooms and a white suite shower-room. Externally there are gardens to the side and rear which are predominately lawned.

The property is located near local amenities and good schooling along with easy access routes to many of the regions major towns and cities. There is also a local bus service running in the village. Further compliments to the property include UPVC double glazing and gas fired central heating.

Bungalows are proving very popular at the moment and early viewing comes highly advised.











### **Entrance Hallway**

### **Lounge**

16'5 x 11'4 (5.00m x 3.45m)

### **Kitchen**

11 x 10'6 (3.35m x 3.20m)

### **Bedroom One**

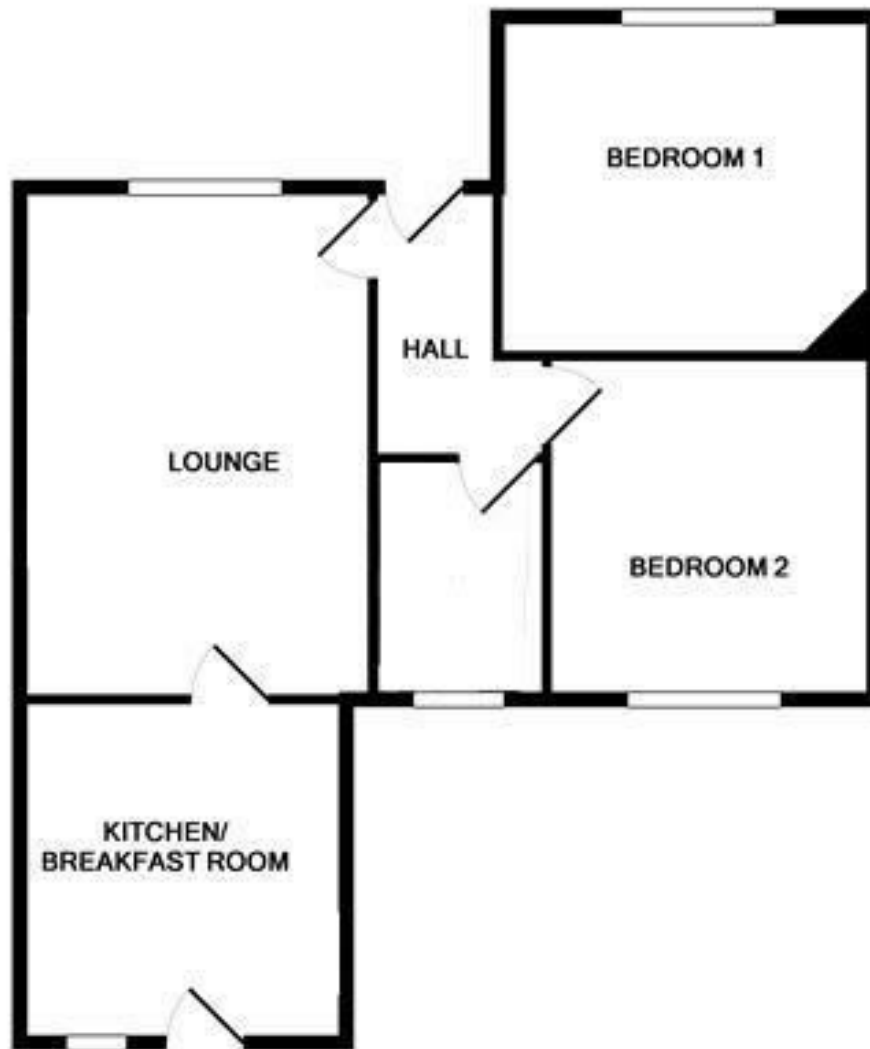
12'1 x 10'11 (3.68m x 3.33m)

### **Bedroom Two**

11 x 10'6 (3.35m x 3.20m)

### **Shower Room**





TOTAL APPROX. FLOOR AREA 629 SQ.FT. (58.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>81</b> </div>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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 &amp; Wales</b>		EU Directive 2002/91/EC
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		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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