



61 Cormorant Drive, Dunston, Gateshead, Tyne & Wear, NE11 9LF

Offers In The Region Of £290,000



## Key features

- NO ONWARD CHAIN
- FOUR GOOD SIZE BEDROOMS
- RIVER VIEWS
- DESIRABLE LOCATION
- TWO RIVER FACING BALCONIES
- WELL PRESENTED BATHROOM
- MODERN DECOR THROUGHOUT
- PERFECT FOR FAMILIES AND INVESTORS
- LOW MAINTENANCE GARDENS
- OFF STREET PARKING & GARAGE



## Description

We welcome to the sales market this delightful four bedroom terraced house on Cormorant Drive, Dunston offered with NO ONWARD CHAIN. The property offers a perfect blend of comfort and modern living, boasting four good size bedrooms, each designed to provide a serene retreat. Notably, two of the bedrooms feature their own private balconies, allowing you to enjoy the fresh air and picturesque views of the surrounding area.

The house includes a spacious reception room, ideal for entertaining guests or enjoying family time. The property also benefits from two bathrooms, including an ensuite bathroom that adds a touch of luxury to the master bedroom. This thoughtful layout ensures ample space for both relaxation and practicality.

Situated in a desirable riverside location, this home offers not only a tranquil environment but also easy access to local amenities and transport links. Whether you are looking for a family home or a stylish retreat, this property presents an excellent opportunity to enjoy the best of Dunston living. Early viewing is recommended.



ENTRANCE

LOUNGE

15 11 x 10 9

Plus Bay window

KITCHEN/DINER

18 7 x 8 10

DINING AREA

CLOAKS

7 x 6

FIRST FLOOR

BEDROOM ONE

11 11 x 10 9

ENSUITE

10 9 x 3 10

BEDROOM TWO

12 x 6 9

BEDROOM THREE

10 6 x 8 3







#### BEDROOM FOUR

8 11 x 8 8

#### BATHROOM

9 x 7 9

#### GARAGE

#### EXTERNAL

#### DISCLAIMER

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.

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

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

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