

For Sale

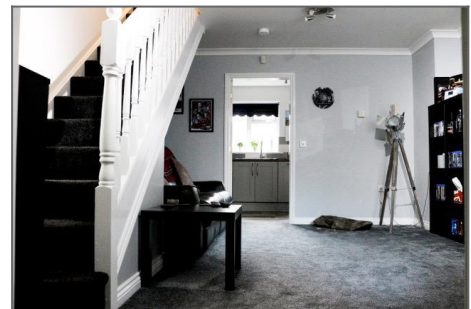
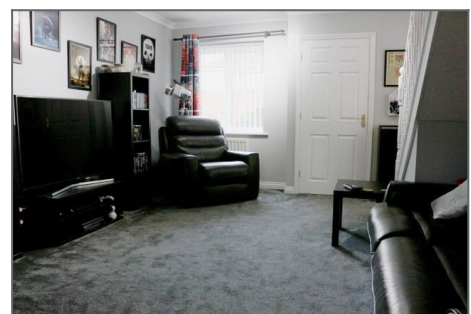
Cormorant Drive, Dunston, Dunston, NE11



**£120,000**

## 2 bedroom Terraced

- ✓ Convenient & Popular Location
- ✓ Two Bedrooms
- ✓ Open Plan Lounge
- ✓ Fitted Kitchen
- ✓ Bathroom / W.C
- ✓ Utility Room
- ✓ Gardens & Driveway
- ✓ Gas Central Heating & Double Glazing



## Description

PETER ROSS are delighted to offer for sale this Desirable two bedroom mid link property situated within this ever popular development which lies conveniently situated for ease of access to Newcastle City Centre, Gateshead's Metro Centre and the Western Bypass. The property itself offers excellent decorative order throughout and will particularly appeal to the professional couple or young family alike. Presently providing entrance hall, ground floor utility room, attractive lounge and fully fitted dining kitchen to the ground floor, the property also benefits from a family bathroom and two good-sized bedrooms to the first floor. Externally the property benefits from a private, enclosed garden with patio to the rear with a driveway for one vehicle and grassed area to to the front. Also benefitting from gas central heating and double glazing. We do anticipate a high level of interest in this property so early viewings are advised, please contact us at your earliest convenience on 0191 4886080 / sales@peterross.co.uk or find us on Facebook.

## Ground Floor

### Entrance door to Hallway -

**Hallway** - Wood flooring, door to utility room, door to lounge.

**Utility / storage room** - Double glazed frosted window over looking the front elevation.

**Lounge** - 15' 5" x 12' 11" (4.71m x 3.94m) Open plan lounge, tv and power points, radiator, double glazed window over looking the front elevation, stairs up to the first floor landing, door to kitchen.

**Kitchen** - 6' 8" x 10' 10" (2.04m x 3.32m) Modern wall and base unit with bench tops incorporating one and a half stainless steel sink and drainer with mixer tap and splash backs. Integrated dishwasher, wood flooring, radiator, power points, space for free standing cooker, double glazed window over looking the rear elevation and rear entrance.

### Stairs up to the first floor landing -

## First Floor

**First floor landing** - Loft hatch and power points.

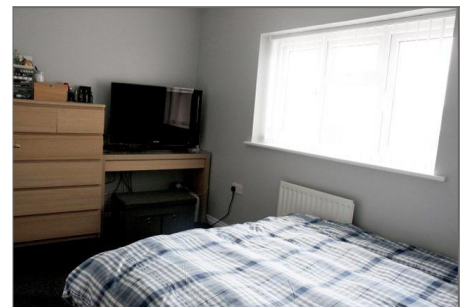
**Bedroom One** - 8' 4" x 12' 11" (2.56m x 3.94m) Double glazed window over looking the rear elevation, radiator and power points.



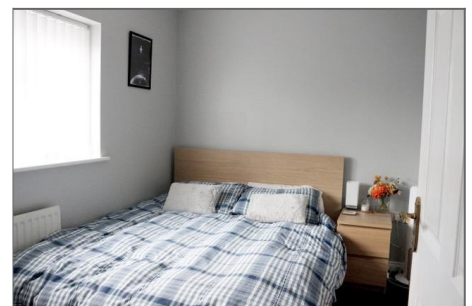
Kitchen



Additional Kitchen



Bedroom One



Additional Bedroom One



**Bedroom Two - 8' 4" x 10' 7" (2.56m x 3.24m)** Double glazed window overlooking the front elevation, two built in storage cupboards (One housing the boiler), radiator and power points.

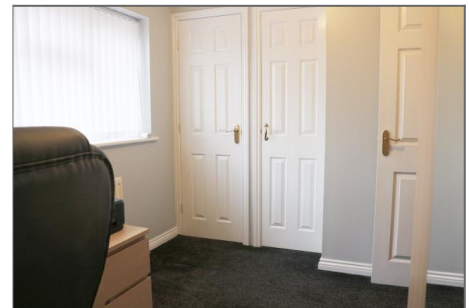
**Bathroom / W.C -**

## Exterior

**Garden -** To the front of the property there is a driveway for one vehicle and a grassed area with a mature shrub, while to the rear is a private fenced garden with a grassed area and patio.



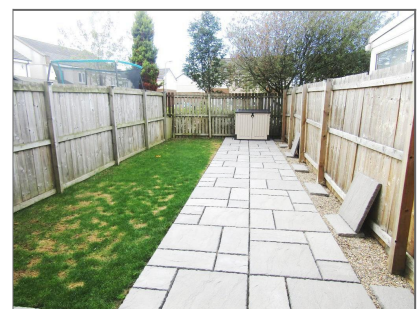
Bedroom Two



Additional Bedroom Two



Bathroom



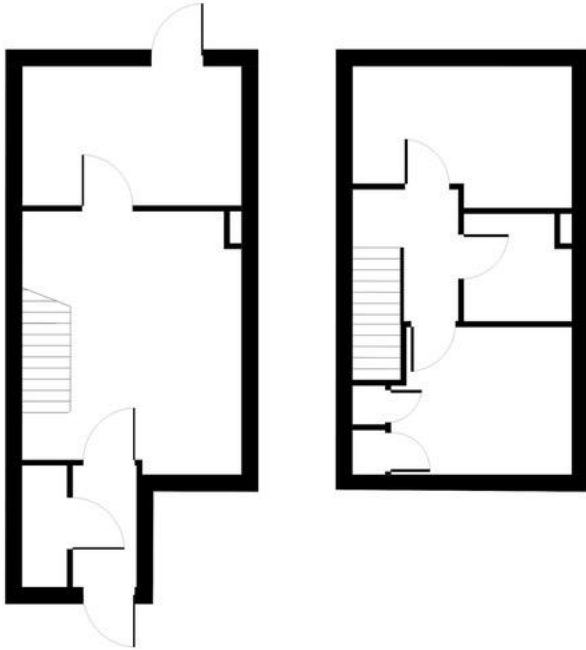
Rear Garden



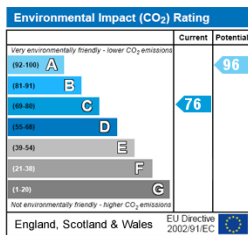
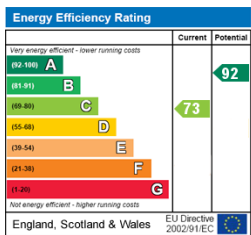


Rear Elevation

## Floorplans



## Energy Efficiency and Environmental Impact



**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.