



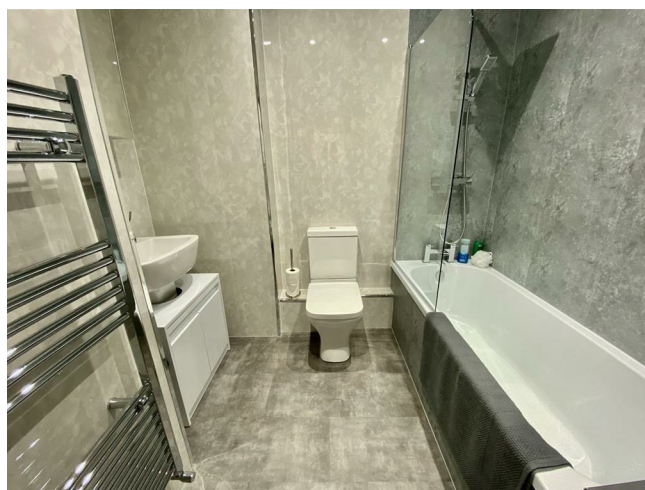
61 Cormorant Drive, Dunston, Gateshead, Tyne & Wear, NE11 9LF

£1,250 Per Calendar Month



Key features

- RIVER VIEWS
- FAMILY HOME
- LOW MAINTENANCE GARDENS
- MODERN DECOR
- GREAT LOCATION
- 18FT KITCHEN DINER
- LOUNGE FACING RIVER
- TWO RIVER FACING BALCONIES
- MODERN SPACIOUS BATHROOM
- OFF STREET PARKING & GARAGE



Description

Welcome to this stunning family home located on Cormorant Drive in the area of Dunston, Gateshead. This beautiful house boasts four bedrooms, perfect for a growing family, along with two bathrooms to ensure everyone has their own space and privacy.

Situated in a riverside location, this property offers not only a peaceful and serene environment but also beautiful views that will surely captivate you. The modern decor throughout the house adds a touch of elegance and sophistication, creating a warm and inviting atmosphere for you and your loved ones to enjoy.

Available unfurnished, this property provides you with a blank canvas to make it your own and truly turn it into your dream home. Whether you are looking to relax in the spacious reception rooms or unwind in one of the four bedrooms, this house offers ample space for all your needs.

Don't miss out on the opportunity to make this house your home sweet home. With its ideal family-friendly layout, riverside location, and modern decor, this property is sure to be snapped up quickly. Contact us now to arrange a viewing and envision the endless possibilities that this home has to offer. Available from September, this could be the perfect new beginning for you and your family.



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 LETTINGS

WE REQUIRE


One month's rent in advance = £1250

One month's rent as a damage deposit = £1250


To hold this property from other viewings while references are carried out, we require one weeks rent as a holding deposit.

The particulars on these properties are set out as a general guidance for intended for tenants contracts 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. 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 particulars. 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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 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 CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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