



## **Cormorant Drive, Dunston Riverside**

**A beautiful two bedroom ground floor apartment on the riverside, available for sale with no upper chain. Ideal location with easy access in to Newcastle close to the Metro Centre and close access to the A1. The property benefits from electric heating, double glazing, communal gardens and allocated parking. The accommodation comprises of Communal entrance, hall, lounge, open plan kitchen, two bedrooms and a bathroom. Viewing Essential.**

**£95,000**

A beautiful two bedroom ground floor apartment on the riverside development available for sale with no upper chain, currently tenanted achieving £580pcm. The property benefits from electric heating, double glazing, communal gardens and allocated parking. The accommodation comprises of Communal entrance, hall, lounge, open plan kitchen, two bedrooms and a bathroom. Viewing Essential.

## ENTRANCE DOOR

## LOBBY



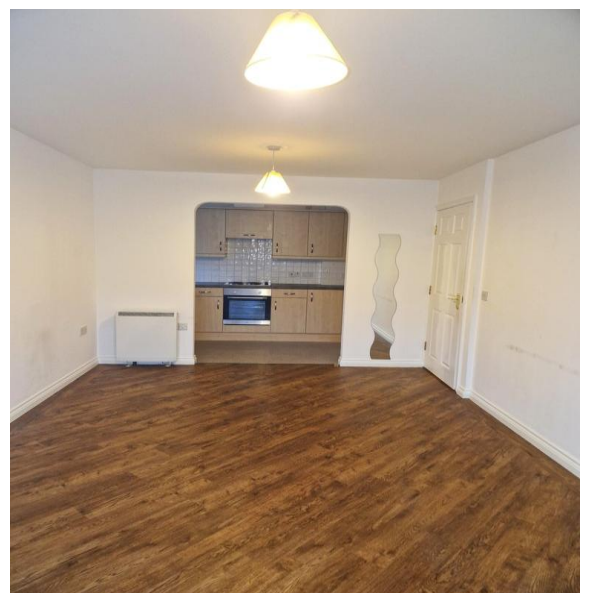
## LOUNGE

10' 7" x 17' 3" (3.23m x 5.26m)

Double glazed window, French doors to front garden and storage cupboard.



## ADDITIONAL LOUNGE



### KITCHEN

6' 6" x 11' 2" (1.98m x 3.4m)

Double glazed window, fitted kitchen units with work surfaces, one and half stainless steel sink unit with mixer tap, electric oven and hob, plumbing for automatic washing machine, laminate wood flooring.



### BEDROOM ONE

14' 4" x 9' 8" (4.37m x 2.97m)

Electric wall heater, double glazed window.



### BEDROOM TWO

10' 2" x 7' 8" (3.1m x 2.34m)

Double glazed window and electric heater.





## BATHROOM

White panelled bath with shower attachment, pedestal wash hand basin, low level wc and storage cupboard.



## EXTERNALLY

There is an allocated parking bay and communal gardens.



## NOTE FROM SUZANNE

Myself and my team endeavour to make our sales particulars accurate and reliable in line with the Consumer Protection Regulations of 2008 and the Business Protection from Misleading Marketing Regulations 2008. All details have been reported to us via our homeowners in good faith and nothing is deemed to be a statement that the property is in good structural condition or otherwise. Please satisfy yourself that all services, systems, appliances, facilities and equipment are in good working order as they have not been tested by us and we cannot guarantee their operating ability or efficiency; They do not constitute or form part of any offer or contract. All measurements, floor plans, reference to areas and distances are approximate. They are to be taken as a guide to you, a prospective buyer / tenant; They may not be exact, precise or to scale and some of our particulars may well be awaiting vendor approval. It is unlikely that my team and I will have seen sight of the relevant documentation to verify tenure, lease, fixtures and fittings, planning/building regulation consents or build warranty prior to marketing. As an agency we work hard to ensure our service to you is honest, fair and completely transparent. If you were ever to find yourself to be in a situation without satisfactory in-house resolve, rest assured; Suzanne Graham Estate Agents are members of TPOS (The Property Ombudsman Scheme) and follow the TPO Code of Practice, raising standards across our industry. Should you require clarification or further information on any of these points, please contact us; especially if you are traveling some distance to view.

