



## 1 bed semi-detached house to buy in NE38

Cormorant Close, Ayton, Washington, Tyne and Wear, NE38 0DE

# £95,000

🏠 x1 🚗 x1 🚻 x1

Tenure

**Freehold**

Driveway parking

## Property features

✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Pattinson Estate Agents are delighted to welcome to the market this semi-detached property located on the sought after Cormorant Close, Washington.

The property briefly comprises a spacious lounge and a feature spiral staircase. The kitchen comes with integrated hob and oven, washing machine and fridge/freezer. To the first floor is a large double bedroom, storage space. The bathroom comes with a three piece suite with a shower over the bath, pedestal wash hand basin. The property also benefits from a combi boiler. Externally there is a front and large side garden.

Located in a quiet and family-friendly neighbourhood, the property benefits from nearby local amenities, reputable schools, and excellent transport links, ensuring convenience alongside the potential for growth. With vision and creativity, this house could be transformed into a stunning family home or a lucrative investment.

This property is not to be missed!!

To view this property please call the Washington branch

Council Tax Band: A

Tenure: Freehold


Price: £95,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Cormorant Close, Ayton, Washington, Tyne and Wear, NE38 0DE

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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