

**STUART
EDWARDS**



Morris Street

Birtley, Chester Le Street DH3 1DX

- Modern Ground Floor Apartment
- Contemporary Kitchen & Bathroom
 - On Street Parking
- Sorry No Pets & No Smokers
- 2 Bedrooms
- Private Courtyard Area
- Unfurnished
- Available January 2025

£595 Per Calendar Month



Council Tax Band: A

EPC Rating: D

Full Description

AVAILABLE MID JANUARY 2025 ON AN UNFURNISHED BASIS.

****CONTEMPORARY KITCHEN & BATHROOM** **PRIVATE COURTYARD AREA**** We are delighted to offer this modern 2 bedroom ground floor flat to rent, in recent years the property has undergone full refurbishment which has included damp proofing, upgrading plumbing & electrics, brand new kitchen & bathroom, replastering, redecorating and new floor coverings throughout. EPC Rating D.

Internally, the accommodation comprises: entrance hallway with large store cupboard, lounge with storage built in, kitchen with ample wall & base units plus integrated cooking facilities, master bedroom, 2nd bedroom with cupboard housing combi boiler and refitted bathroom with fully tiled walls and over-bath shower. Externally, parking is available on-street. The front garden is laid to lawn and there is a private enclosed courtyard area to the rear, solely for the use of this property.

Morris Street is a quiet residential street situated minutes from the centre of Birtley, where a range of local amenities are available, including Morrisons supermarket. There is a comprehensive network of public transport which offers easy access throughout the region, and the location is ideally situated for accessing road links leading to Newcastle, Gateshead, Durham, Sunderland & Washington.

Dimensions

Lounge - 14'10x 12'7

Kitchen - 13'5 x 6'10

Bedroom 1 - 13'0 x 13'0

Bedroom 2 - 11'3 x 7'3

Bathroom - 6'3 x 5'10

EPC Information

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8002-8512-4029-6327-1943>

EPC Rating - D

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

TENANT FEES.

A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

A refundable tenancy deposit of one month's rent.

£50 charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

Website Coverage

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.