

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 The Gables, Morpeth NE61 5QY

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£1,100 Per Month

Signature North East welcome this four-bedroom semi-detached property to the rental market. Perfectly positioned, the home is within easy reach of a range of local amenities including shops, transport links and road networks.

To the front is a spacious living room, with an exposed brick fireplace providing a focal point. The open plan kitchen and dining area, which can comfortably accommodate a dining table alongside a generous breakfast bar. The kitchen boasts an array of attractive wall and base units, and provides access to a separate utility room. Sliding doors open into a bright conservatory, with elegant French doors leading outside.

The property offers four bedrooms. Bedrooms one, two and three are all capable of accommodating double beds along with additional furnishings, with bedroom two benefitting from fitted sliding wardrobes. Bedroom four is ideal as a single room and includes a built-in storage cupboard. Completing this floor is the family bathroom, fitted with a bathtub, shower, hand basin and W.C.

Externally, the home benefits from a generous rear garden, mainly laid to lawn with a spacious patio area, perfect for outdoor seating and entertaining. To the front, there is a driveway providing off-street parking for one vehicle, along with access to a garage.

Available immediately on an assured rolling periodic tenancy agreement
Council Tax Band: B

TENANCY APPLICATION FEES:

To reserve this property, a refundable holding deposit of one week's rent is required, on move in, this will be deducted from your first months rent. A damage deposit for the property is compulsory and is equivalent to 5 week's rent.

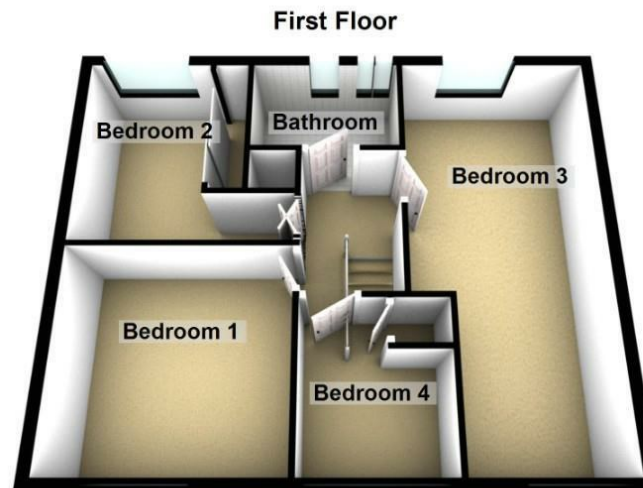
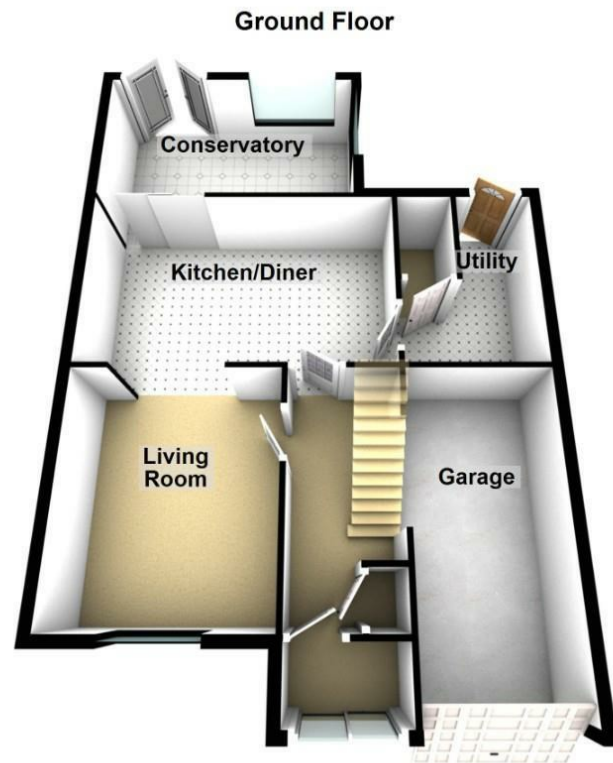
NOTICE REGARDING FREE STANDING GAS & ELECTRIC APPLIANCES:

Any free standing appliances shown on photographs or present on viewings may not be included in the tenancy. Please obtain confirmation in writing from our office as to the inclusion of any appliances which you require included within the tenancy, before you proceed with an application.

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



PROPERTY FLOORPLAN



Total area: approx. 138.6 sq. metres (1492.1 sq. feet)

Measurements:

Living Room
13'6" x 11'6"

Kitchen / Diner
10'9" x 17'10"

Utility
10'9" x 8'0"

Conservatory
8'10" x 16'2"

Bedroom One
11'5" x 11'10"

Bedroom Two
10'10" x 8'8"

Bedroom Three
22'8" x 10'4"

Bedroom Four
8'8" x 7'7"

Bathroom
5'2" x 8'8"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC 		





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