



37 Merchants Wharf, St Peters Basin, Byker, Newcastle Upon Tyne, NE6 1TR

£1,200 Per Calendar Month



Key features

- POPULAR LOCATION
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE
- DRIVEWAY
- BALCONY
- KITCHEN/DINER
- UNFURNISHED
- MASTER BEDROOM WITH EN-SUITE
- CLOSE TO THE MARINA



Description

Positioned in the charming area of Merchants Wharf, St Peters Basin, Byker, this delightful end-terraced townhouse offers a perfect blend of modern living and scenic beauty. With three well-proportioned bedrooms, including a master suite with an ensuite bathroom, this home is ideal for families or those seeking extra space.

The property features a spacious reception room that welcomes you with warmth and light, providing an inviting atmosphere for relaxation or entertaining guests. The heart of the home is undoubtedly the kitchen/diner, which is designed for both functionality and social gatherings. This area is perfect for family meals or hosting friends, making it a true hub of the home.

One of the standout features of this townhouse is its proximity to beautiful river walks, allowing residents to enjoy the serene surroundings and picturesque views. Whether you fancy a leisurely stroll or a brisk walk, the riverside paths offer a tranquil escape from the hustle and bustle of daily life.

Additionally, the property includes parking for one vehicle, ensuring convenience for those with a car. This townhouse is not just a home; it is a lifestyle choice, combining comfort, space, and a connection to nature in a sought-after location.

If you are looking for a property that offers both modern amenities and a peaceful setting, this townhouse in St Peters Basin is certainly worth considering.



ENTRANCE HALL

Laminate flooring, three under stair storage cupboards, single radiator and stairs leading to the first floor.

WC

Low level W.C., pedestal wash basin, UPVC double glazed window, radiator, partially tiled walls.

KITCHEN/DINER

16'11" x 16'0"

Range of wall and base unit in a white high gloss finish, co-ordinating walnut effect work surfaces, integral electric oven, gas hob, overhead extractor, stainless steel sink and drainer unit, integrated fridge, tiling to splashback, two radiators, UPVC double glazed window, Patio doors leading out to rear garden.

GARAGE

15'5" x 9'2"

Range of wall and base units, co-ordinating work surfaces, plumber for automatic washing machine, 1 1/2 bowl stainless steel sink and drainer unit, partially tiled floor.

STAIRS TO FIRST FLOOR

Leading to the landing with UPVC double glazed window overlooking the front elevation and central heating radiator.

LOUNGE

20'8" x 16'11"

L shaped room having two UPVC double glazed windows, three radiators, double glazed door leading out to balcony.

BEDROOM TWO

10'8" x 9'8"

Located to the front and having a UPVC double glazed window and a central heating radiator.

STAIRS TO SECOND FLOOR

Leading to landing two with airing cupboard.

MASTER BEDROOM

16'11" x 14'9"

L shaped, triple sliding door wardrobes with one mirrored door, two UPVC double glazed windows and central heating radiators.







EN SUITE

0'0" x 0'0"

White three piece suite comprising of a panelled bath with overhead mains shower and glass shower screen, hand wash basin, w.c, tiling to walls and floor, white towel radiator.

BEDROOM THREE

10'8" x 9'8"

Mirrored double wardrobe, double bed, bedside cabinet, UPVC double glazed window, radiator, loft access.

BATHROOM

0'0" x 0'0"

White three-piece suite comprising of:- Panelled bath with overhead mains shower, glass shower screen, hand wash basin, WC, tiling to walls and floor, full length wall mounted mirror.

EXTERNALLY

To the front of the property is a driveway giving access to the garage. To the rear of the property is a walled patio enclosed garden.

DISCLAIMER LETTINGS

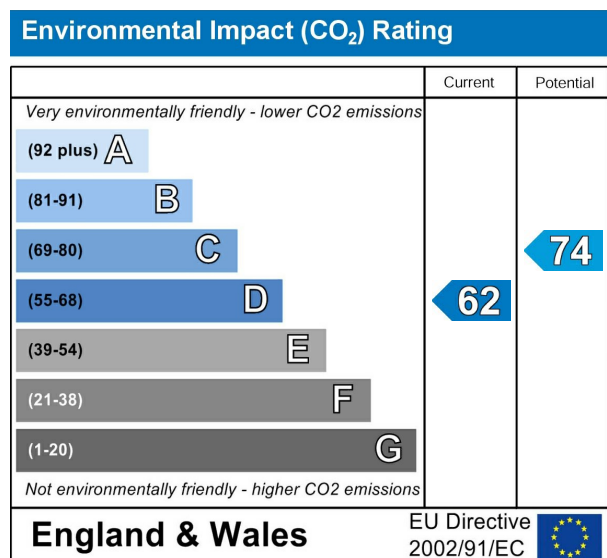
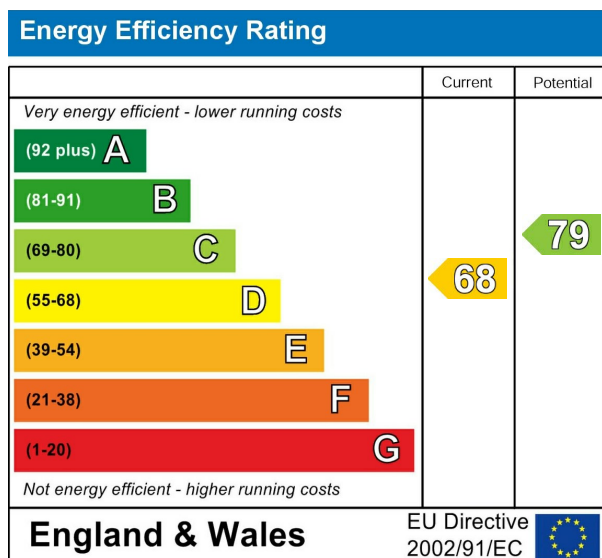
WE REQUIRE

One month's rent in advance = £1,200

One month's rent as a damage deposit = £1,200

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.



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