



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

Having a great position in this modern complex near the River Tyne we offer to rent this three bedroom townhouse. The property is offered on an unfurnished basis and is immediately available. St Peters Basin is a popular area located close to Newcastle City Centre and has offers scenic riverside walks. The ground floor has a spacious kitchen/diner, downstairs cloaks and access to garage. To the first floor there is a beautiful L-Shaped lounge with door leading out to the balcony and bedroom two overlooking the front of the property. The second floor offers the master bedroom with ensuite, bedroom three and family bathroom. There is a drive to the front of the property leading to a garage and a walled patio garden lies to the rear. STRICTLY NO SHARERS



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#### ENTRANCE HALL

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

#### W C

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

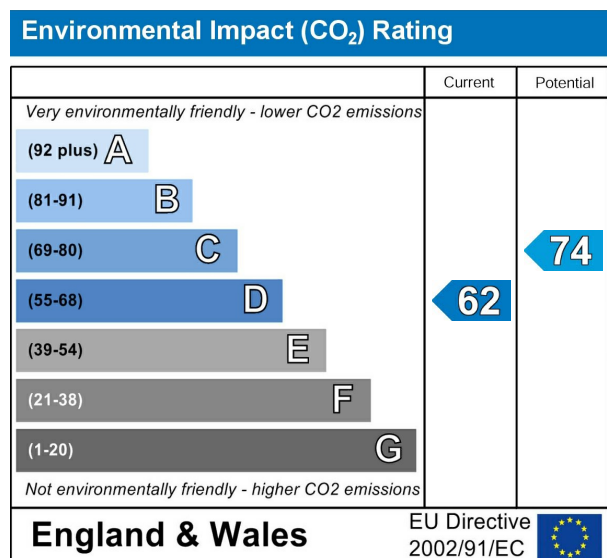
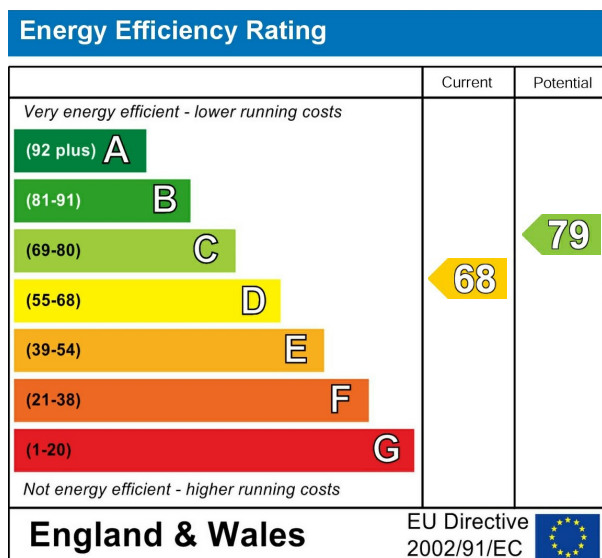
##### WE REQUIRE

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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