

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**33 STAKEFORD CRESCENT CHOPPINGTON NORTHUMBERLAND NE62 5JT**



## PROPERTY TO LET

- Semi detached house
- Gas central heating
- Rear garden with open aspect
- Two bedrooms
- Double glazing
- EPC rating C

**£625 PCM (exclusive)**

## 33 STAKEFORD CRESCENT CHOPPINGTON NORTHUMBERLAND NE62 5JT

Welcome to Stakeford Crescent, Choppington - a charming location that could be the perfect setting for your new home! This delightful property boasts 2 bedrooms, offering you ample space for your own cosy retreat.

With 915 sq ft of living space, this property provides a comfortable and inviting atmosphere for you to relax and unwind.

Located in a peaceful neighbourhood, Stakeford Crescent offers a tranquil environment for you to enjoy.

### GROUND FLOOR:

#### ENTRANCE HALL AND STAIRS

Composite door. One radiator. Understair storage cupboard.

#### LIVING ROOM

15'8" (max) into alcoves x 10'3" (4.8m (max) into alcoves x 3.13m)  
UPVC double glazed patio doors to rear garden. One radiator.



#### ADDITIONAL LIVING ROOM PHOTOGRAPH



#### KITCHEN

13'9" x 8'0" (4.21m x 2.44m)

Range of wall and floor storage units. Stainless steel single drainer sink unit. UPVC double glazed windows.



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## UTILITY ROOM

4'8" x 10'4" (1.43m x 3.15m)

Stainless steel single drainer sink unit. Work surface. Plumbing for automatic washing machine. UPVC double glazed window. One radiator. Potterton Pro Max combi 28AGA condensing combination boiler serving domestic hot water and central heating service.



## FIRST FLOOR LANDING

12'2" (max) x 12'2" (max) (3.73m (max) x 3.73m (max))

UPVC double glazed window. One thermostatic radiator.

## BEDROOM ONE

12'2" x 12'2" (3.73m x 3.73m)

UPVC double glazed window. One thermostatic radiator.



## BEDROOM TWO

8'6" x 12'11" (2.6m x 3.94m)

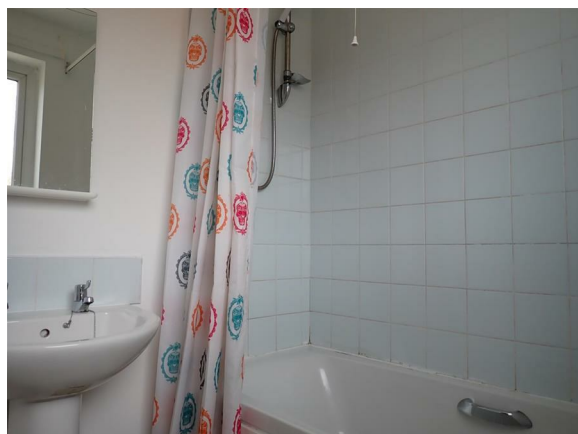
UPVC double glazed window. One thermostatic radiator.



## BATHROOM/WC

5'7" x 5'2" (min) (1.72m x 1.58m (min))

L shaped. UPVC double glazed window. One radiator. White suite comprising pedestal wash hand basin, panelled bath with Triton T8 electric shower over and close coupled WC.



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## EXTERNAL

Paved front garden with parking for two cars. Rear Garden with patio area, brick outbuilding and storage container.



## VIEWING

Strictly by appointment through our Morpeth Office - (01670) 513533 - Option 2

## RENT AND TERMS

£625.00 per calendar month exclusive.

Please note that the Tenant(s) is/are to responsible for all utilities and services including Council Tax.

Minimum period of six months Assured Shorthold Tenancy.

The Tenant will be required to pay the following sum of money PRIOR TO THE COMMENCEMENT OF THE TENANCY:

£625.00 Security Deposit

£625.00 One months rent due in advance

## DEPOSIT INFORMATION

In accordance with the Housing Act 2004 Tenancy Deposit Protection Law (implemented 6 April 2007), security deposits paid by Tenants must be protected by a Tenancy Deposit Protection Scheme.

As such, we advise that Rickard Chartered Surveyors are a member of the Tenancy Deposit Scheme administered by The Deposit Protection Service.

Further details regarding their code of practice, terms and conditions can be obtained by telephoning The Deposit Protection Service on 0870 7071707 or accessing their web site at [www.depositprotection.com](http://www.depositprotection.com)

## REFERENCES

All tenancies are subject to the receipt of satisfactory references. In addition to the necessary references, we will also carry out Money Laundering Checks and a credit check. This is included in our referencing process.

We are also required to carry out Right to Rent checks on all Tenants. We will require sight of a UK passport or, alternatively, a valid UK drivers licence along with secondary supporting documentation (a full list of acceptable documents can be provided) per applicant.

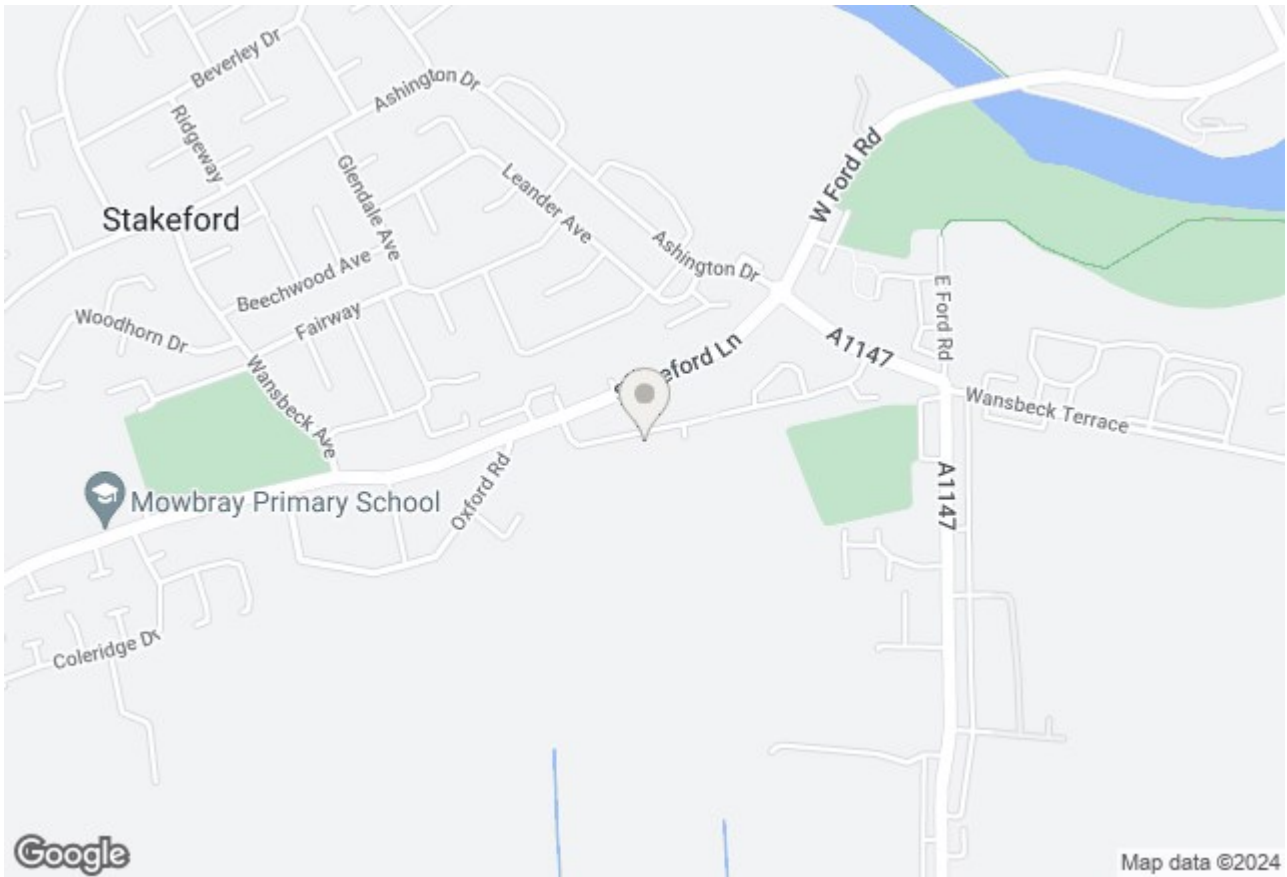
This information will be required upon payment of the holding deposit and prior to the reference checks being carried out.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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