

TO LET

You could live here!



**Eden Grove,
Morpeth, NE61 2UW**

£750 + Fee's

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- GARAGE

- WILL CONSIDER CHILDREN
- NO PETS, SMOKERS, STUDENTS OR DSS
- ADMIN FEE & DAMAGE DEPOSIT APPLY

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81 - 91) B	
(69 - 80) C	
(55 - 68) D	67 74
(39 - 54) E	
(21 - 38) F	
(1 - 20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

**ROOK
MATTHEWS
SAYER**

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****AVAILABLE NOW – THREE BEDROOMS – DOUBLE GLAZING – GARAGE****

Will consider children, no pets, no smokers, no students and no DSS.

A well-presented semi-detached, three bedroom house within the popular Stobhill grange estate. Comprising; entrance hall, lounge, dining area, breakfasting kitchen, double length garage with utility area, downstairs cloakroom, three bedrooms and family bathroom, gardens to both the front and rear with driveway leading to the garage.

Entrance

Wooden entrance door into inner hallway, radiator and stairs to first floor.



Lounge

Double glazed window to the front, feature fireplace, radiator, open to dining area, double doors leading to the garden.

Kitchen

Fitted with a range of wall and base units with work surfaces, one and a half bowl sink unit with drainer and mixer tap over, ceramic hob with double electric oven and steel and glass extractor hood over, double glazed window to the rear, tiling to floor.



First Floor Landing

Double glazed window to the side and doors off to;

Bedroom One

Two double glazed windows to the front, fitted with a range of wardrobes and radiator.



Bedroom Two

Double glazed window to the rear, fitted with a range of wardrobes and radiator.

Bedroom Three

Double glazed window to the front and radiator.

Family Bathroom

Three sets of double glazed windows to the rear, panel bath with shower over, pedestal wash hand basin, low level w.c, heated chrome towel rail and tiling to wall.



Externally

The front of the property is mainly laid to lawn with planted borders and driveway leading to the garage.

The rear is mainly laid to lawn with patio.

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17 Offices across the North-East

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