STUART EDWARDS







Morris Street

, Birtley DH3 1DX

- AVAILABLE NOW
- TWO WELL-PROPORTIONED BEDROOMS
- FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- PRIVATE ENCLOSED REAR YARD
- EASY ACCESS TO THE A1(M), A194(M) AND A167
- MODERNISED GROUND FLOOR FLAT
- SPACIOUS LOUNGE WITH BUILT-IN STORAGE
- CONTEMPORARY BATHROOM WITH OVER-BATH SHOWER
- WALKING DISTANCE TO BIRTLEY TOWN CENTRE
- UNFURNISHED

£615 Per Month



Council Tax Band: A
EPC Rating: C

FULL DESCRIPTION
An excellent opportunity to rent this well-presented and modernised two-bedroom ground floor flat, ideally located on the ever-popular Morris Street in Birtley. Available immediately on an unfurnished basis, the property offers spacious accommodation, private outdoor space and excellent transport links, making it ideal for professionals, couples and small families.

Internally, the accommodation comprises an entrance hallway with a large storage cupboard, a bright and comfortable lounge with built-in storage, a fitted kitchen offering a range of wall and base units together with integrated cooking appliances, a generous principal bedroom, a second bedroom with additional storage housing the combi boiler, and a contemporary bathroom featuring fully tiled walls and an over-bath shower.

Externally, the property benefits from a lawned front garden, a private enclosed courtyard to the rear for the sole use of the tenant, and unrestricted on-street parking.

Morris Street enjoys a convenient yet quiet residential setting just a short distance from Birtley town centre. A wide range of local amenities are within easy reach, including Morrisons supermarket, independent shops, cafés, takeaways, healthcare facilities and leisure amenities. Families will also benefit from a choice of well-regarded schools nearby.

The property is ideally positioned for commuters, offering excellent access to the A1(M), A194(M) and A167. Newcastle City Centre, Gateshead, Durham, Sunderland and Washington are all easily accessible by both road and public transport, with regular bus services operating throughout the area.

Properties of this standard and location are rarely available for long, and early viewing is highly recommended.

ROOM DIMENSIONS
Lounge - 14'10 x 12'7
Kitchen - 13'5 x 6'10
Bedroom 1 - 13'0 x 13'0
Bedroom 2 - 11'3 x 7'3
Bathroom - 6'3 x 5'10

EPC.
EPC Rating - D
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/8002-8512-4029-6327-1943

IMPORTANT INFORMATION.
Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

CLIENT MONEY PROTECTION.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.