

**STUART
EDWARDS**



Morris Street

, Birtley DH3 1DX

- MODERNISED GROUND FLOOR FLAT
 - LOUNGE
 - MODERN BATHROOM
 - EXCELLENT ROAD LINKS
 - UNFURNISHED
- 2 BEDROOMS
 - KITCHEN WITH INTEGRATED OVEN & HOB
 - FRONT GARDEN & ENCLOSED REAR YARD
 - AVAILABLE OCTOBER 2026

£650 Per Month



Council Tax Band: A EPC Rating: C

FULL DESCRIPTION

Modernised ground floor flat available on an unfurnished basis from October 2026.

Internally, the accommodation comprises: entrance hallway with large store cupboard, lounge with storage built in, kitchen with ample wall & base units plus integrated cooking facilities, master bedroom, 2nd bedroom with cupboard housing combi boiler and modern bathroom with fully tiled walls and over-bath shower. Externally, parking is available on-street. The front garden is laid to lawn and there is a private enclosed courtyard area to the rear, solely for the use of this property.

Morris Street is a quiet residential street situated minutes from the centre of Birtley, where a range of local amenities are available, including Morrisons supermarket. There is a comprehensive network of public transport which offers easy access throughout the region, and the location is ideally situated for accessing road links leading to Newcastle, Gateshead, Durham, Sunderland & Washington.

Rental properties in this location always prove popular, therefore early reservation is strongly 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.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

TENANT FEES.

All fees we charge comply with the Tenant Fees Act 2019 (as amended by the Renters' Rights Act 2025).

A refundable holding deposit of up to one week's rent to reserve a property. This is deductible from the first month's rent (subject to the terms of the holding deposit agreement).

A refundable tenancy deposit of up to five weeks' rent

A charge of up to £50 (or our reasonable costs if higher) for variation, assignment, or novation of a tenancy when requested by the tenant

The reasonable cost of replacing lost keys or security devices (supported by evidence of the actual cost incurred)

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.



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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.