

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





Acomb Close, Morpeth NE61 2YH

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Morpeth NE61 2YH

**£1,980 Per Calendar Month**

Signature North East are delighted to welcome to the market this impressive five-bedroom detached residence, ideally positioned in a quiet cul-de-sac just outside of Morpeth. Perfectly located close to the town centre, the property benefits from a superb range of local amenities as well as excellent rail, bus and road transport links, including easy access to the A1. Offering generous room sizes throughout, this home presents an ideal opportunity for families seeking space, convenience and a highly desirable setting.

Upon entering, you are welcomed into a central hallway, from which you can also access a convenient W.C. The first room you arrive at is the large living room, featuring double doors that open out to the rear garden. The spacious dining room can comfortably accommodate a large dining table, and sits adjacent to the modern kitchen, which provides a plethora of storage via wall and base units complemented by sleek countertops. Next to the kitchen is a useful utility room with access through to the garage. Completing the ground floor is a sizeable study and separate office.

Ascending to the first floor, you will discover five well-proportioned bedrooms, two of which include fitted wardrobes, while the main bedroom further benefits from an en-suite equipped with a shower, W.C. and hand basin. The family bathroom comprises a bathtub, shower, hand basin and W.C. Externally, this home boasts a generous wrap-around garden laid to lawn, along with off-street parking provided by the large front driveway.

Available Now  
Tenancy Term: 12 months  
Council Tax Band: F  
£1,980.00 PCM

#### TENANCY APPLICATION FEES:

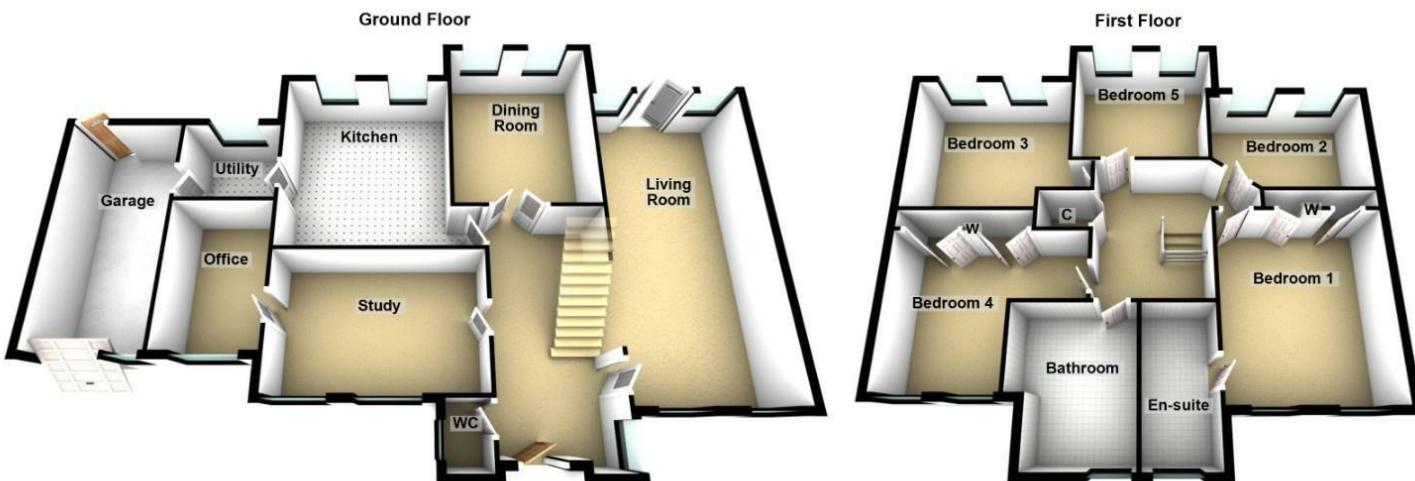
To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required. A tenancy damage deposit for the property is compulsory and is to be paid 48 hours before the tenancy commences, along with the first month's rent payment.

The tenancy deposit is equivalent to 5 week's rent. An additional tenancy deposit amount may be requested in certain circumstances.

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



# PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
24'7" x 11'9"

Kitchen  
14'1" x 11'1"

Dining Room  
14'1" x 11'1"

Study  
9'10" x 9'2"

Office  
11'5" x 6'6", 9'10"

Utility  
17'8" x 8'6"

Bedroom One  
15'5" x 12'1"

En Suite  
11'1" x 5'2"

Bedroom Two  
12'1" x 8'10"

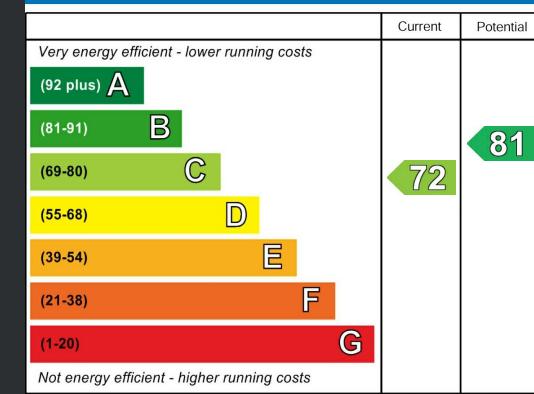
Bedroom Three  
14'5" x 11'5"

Bedroom Four  
14'5" x 12'1"

Bedroom Five  
11'1" x 10'2"

Bathroom  
11'5" x 7'6"

## Energy Efficiency Rating



England & Wales

EU Directive  
2002/91/EC





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