



Marston Walk, Whickham

Two bedroom ground floor flat which comprises of entrance hall, lounge, kitchen, bathroom and two bedrooms. Externally there is gardens to the front and rear with a single garage. Now available to rent 1st April 2026 on an unfurnished basis.

£725 pcm

Entrance Door

Hallway, telephone point, cloakroom cupboard.

Lounge

11'11 x 16'3

Double glazed window, telephone point, fittings for wall lights.



Kitchen

9'6 x 9'8

Double glazed window, fitted walnut effect kitchen units with work surfaces, electric oven, 1½ stainless steel sink unit with mixer tap, plumbed for automatic washing machine.



Bedroom One

13'3 x 10'0

Double glazed window



Bedroom Two

9'5 x 8'3

Double glazed window



Bathroom

White suite comprises of, panel bath with shower over and glass shower screen, pedestal hand wash basin, low level w/c, double glazed window and ceramic wall tiles.



Externally

Front and rear gardens also single garage.

Holding Deposit

If you wish to let one of our rental properties we will require a £100 holding deposit to secure the property for one week. This is to give potential tenants one week to fill in an application form. (One form per adult who will be living in the property).

Should these application forms not be returned Suzanne Graham Estate Agents will be obliged to start re - marketing the property. The £100 holding deposit is NON REFUNDABLE .

Credit Referencing

Please note that Suzanne Graham Estate Agents have an obligation to all of our landlords to credit and reference check each adult hoping to live in one of our rental properties.

The first criteria of the credit check refers to Annual Income and requires each adult living in the property to earn in excess of 31 times the rent.

Should this not be the case we are obligated to ask for a Guarantor OR Six Months Rent In Advance.

Initial Monies

On the day you sign the lease to start the tenancy agreement we require the following initial monies:

First months rent plus Damage Deposit (1 Months Rent)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		