

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**68 LINDISFARNE LANE STOBHILL GRANGE MORPETH NORTHUMBERLAND
NE61 2UL**



PROPERTY TO LET

- Two Bedroom Semi Detached House
- Gardens, Garage & Driveway
- EPC Rating D
- Council Tax Band C
- Gas Central Heating & Double Glazing
- Available For A 6 Month Tenancy
- Services: Mains Gas, Electric, Water & Drains
- Six Month Let

£750 PCM (exclusive)

68 LINDISFARNE LANE STOBHILL GRANGE MORPETH NORTHUMBERLAND NE61 2UL

A semi detached house located on the popular Stobhill Grange estate, approximately one mile from Morpeth town centre. The property, benefiting from gas central heating and double glazing, offers the following accommodation: Living room, dining room, kitchen, utility room, two bedrooms and bathroom/WC. Gardens to the front, side and rear of the property.

ACCOMMODATION

FIRST FLOOR

LANDING

Double glazed window. Access to roof void. One radiator.

BEDROOM 1

10'9" x 15'5" (3.27 x 4.69)

Double glazed window. One radiator. Panelled door. Television aerial.



BEDROOM 2

12'5" maximum x 7'5" maximum (3.78 maximum x 2.27 maximum)

('L' shaped). Double glazed window. One radiator. Panelled door. Overstair storage cupboard.



BATHROOM/W.C

7'9" x 5'6" (2.35 x 1.68)

Double glazed window. White suite comprising: close coupled w.c, pedestal wash hand basin and panelled bath with Mira Jamb electric shower over. Panelled door.

GROUND FLOOR

ENTRANCE PORCH AND LOBBY

UPVC double glazed window. Glazed inner doors. Cloaks cupboard.

LIVINGROOM

13'10" x 15'5" (4.22 x 4.69)

Double glazed window. One double radiator. Stairs to first floor. Television aerial point. Living flame gas fire.



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DININGROOM

11'10" x 13'5" (3.60 x 4.09)

Cornice ceiling. Double glazed window. One double radiator.



KITCHEN

9'0" x 10'10" (2.74 x 3.31)

Kitchen spotlights. Range of timber fronted wall and floor storage units. Stainless steel one and a half bowl single drainer sink unit. Gas hob. Cooker hood. Double glazed window. One radiator.



UTILITY ROOM

Plumbed for automatic washing machine. Baxi Duo Tec 28 boiler serving the domestic hot water and central heating service.

GROUND FLOOR W.C

With low level cistern.

EXTERNAL

REAR GARDEN

Large and south westerly facing.



SINGLE CAR GARAGE

RENT & TERMS:

£750.00 per calendar month exclusive.

Please note that the Tenant(s) is/are to responsible for all utilities and services including Council Tax. Minimum period of six months Assured Shorthold Tenancy.

The Tenant will be required to pay the following sum of money PRIOR TO THE COMMENCEMENT OF THE TENANCY:

£750.00 Security Deposit

£750.00 One months rent due in advance

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DEPOSIT INFORMATION:

In accordance with the Housing Act 2004 Tenancy Deposit Protection Law (implemented 6 April 2007), security deposits paid by Tenants must be protected by a Tenancy Deposit Protection Scheme.

As such, we advise that Rickard Chartered Surveyors are a member of the Tenancy Deposit Scheme administered by The Deposit Protection Service.

Further details regarding their code of practice, terms and conditions can be obtained by telephoning The Deposit Protection Service on 0870 7071707 or accessing their web site at www.depositprotection.com

VIEWING:

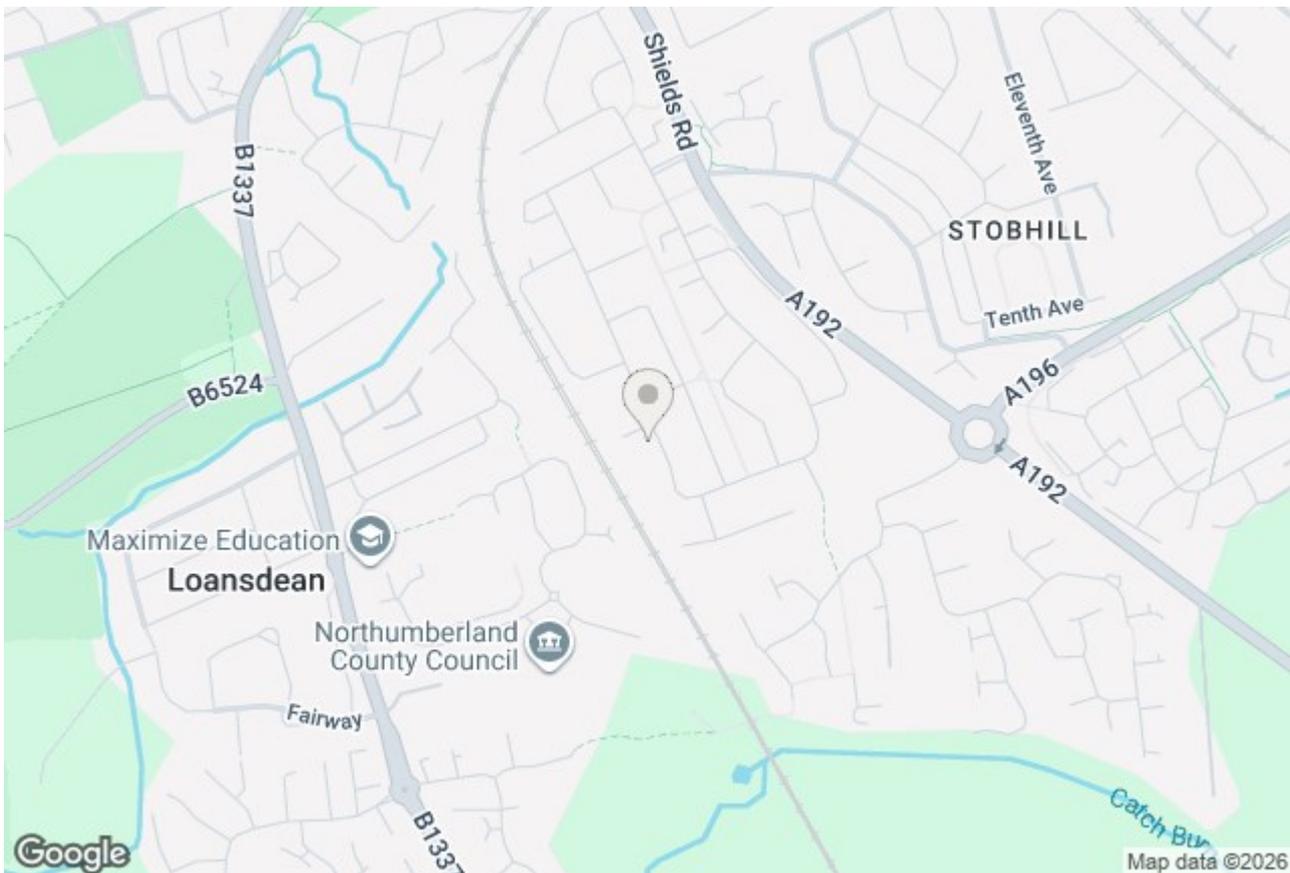
Strictly by appointment through our Morpeth Office - (01670) 513533 - Option 2

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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