



MORRIS STREET, BIRTLEY  
£550 PCM







## DESCRIPTION

We offer to the rental market this immaculate two bedroom ground floor flat. The property is in close proximity to the local high street, bus routes and transport links. The entrance hall leads through to the rear facing lounge, fitted kitchen with integral cooking facilities, bathroom with stainless steel shower tap, shower room with thermostatic shower and two bedrooms. There is a private yard located to the rear. The property has the benefit of UPVC double glazing and gas central heating.



## ENTRANCE HALL

17' 8" x 3' 1" (5.38m x 0.94m) Entrance door leading to vestibule and internal doors leading to bedrooms, lounge and shower room

## LOUNGE

13' 9" x 12' 10" (4.19m x 3.91m) Rear facing lounge, laminate flooring, adams style fireplace, central heating radiator, UPVC window and internal door leading to kitchen

## KITCHEN

13' 5" x 8' 5" (4.09m x 2.57m) Having a modern range of white high gloss wall and floor units with contrasting work surfaces, spotlights, stainless steel gas hob with electric oven, stainless steel cooker hood, part tiled, integral stainless steel sink unit with swan tap, integrated dishwasher and washing machine, lino flooring, UPVC window and door to the yard.



## BEDROOM ONE

13' 2" x 13' (4.01m x 3.96m) Overlooking the front elevation and having central heating radiator, UPVC window, ceiling coving and rose.

## BEDROOM TWO

10' 4" x 7' 1" (3.15m x 2.16m) Located to the rear having a UPVC window, central heating radiator and wall lights.

## BATHROOM

7' 9" x 5' 5" (2.36m x 1.65m) A modern bathroom suite which comprises of a panelled bath with shower mixer tap, pedestal wash basin with stainless steel fountain tap, low level w.c, UPVC window, central heating towel radiator and storage cupboard housing the





combi boiler.

### SHOWER ROOM

8' 8" x 3' 1" (2.64m x 0.94m) Step in shower enclosure, wash basin, low level w.c, tiling to the walls and floor, spotlight and central heating radiator.

### DISCLAIMER

One months rent in advance = £550

One months rent as a damage deposit = £550

To hold this property from other viewings while references are carried out we require one weeks rent as a holding deposit



The particulars on these properties are set out as a general guidance for intended for tenants contracts. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		75   <b>C</b>
55-68	<b>D</b>	63   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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



