

## 44 Morpeth Terrace, North Shields



### £400 Per month

\*\*\*\* UNFURNISHED \*\*\*\* AVAILABLE NOW \*\*\*\* ONE DOUBLE BEDROOM \*\*\*\*  
SHARED YARD AT REAR \*\*\*\* COUNCIL TAX BAND A \*\*\*\* ENERGY RATING D \*\*\*\*

To let on a un-furnished basis, this Lower Flat is situated in Morpeth Terrace, North Shields and offers furnished accommodation in a location convenient for local amenities and accessibility to road links. As well as one double bedroom, there is an attractive living room, a kitchen and a bathroom.

The property has UPVc double glazing, gas central heating and a shared yard to the rear.

Call next2buy Ltd to arrange a viewing - 0191 2953322.

## THE PROPERTY COMPRISES



### ENTRANCE

UPVc double glazed door into entrance hallway - two storage cupboard, radiator and laminate flooring. Leading to.

### LIVING ROOM

14'7" x 12'8" (4.45m x 3.86m) UPVc double glazed window, radiator, marble style fire surround with a living flame style gas fire, laminate flooring.



### KITCHEN

12'9" x 7'7" (3.89m x 2.31m) Two UPVc double glazed windows and door to the rear yard, radiator and fitted with a comprehensive range of floor and wall units, counters, and sink.



### BATHROOM

11'4" x 6'11" (3.45m x 2.11m) UPVc double glazed window, radiator, part tiled walls and fitted with a white suite including a shower cubicle.



BEDROOM

13'11" x 12'11" (4.24m x 3.94m) UPVc double glazed window, radiator, and laminate flooring.



EXTERNALLY

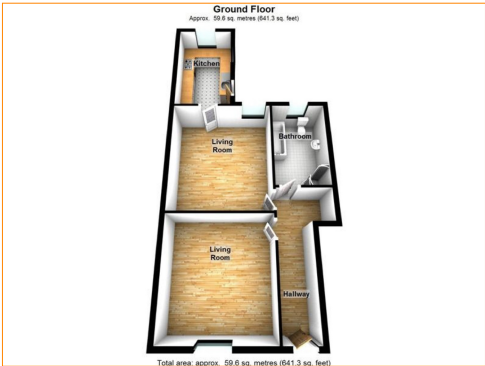
There is a shared yard to the rear.



Initial Monies

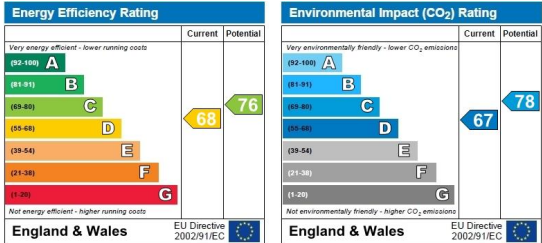
All leases are subject to suitable references and credit checking. A months rent in advance will be required, as will a bond that equals the monthly rent.

FLOOR PLANS



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT



VIEWING ARRANGEMENTS

To arrange a viewing, please call 0191 2953322 or e-mail us; [info@next2buy.com](mailto:info@next2buy.com)

Open Hours;

Monday 9am - 6pm

Tuesday 9am - 6pm

Wednesday 9am - 6pm

Thursday 9am - 6pm

Friday 9am - 6pm

Saturday 9am - 4pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

### VIEWING APPOINTMENT

TIME .....

DAY/DATE .....

VENDORS NAME (S) .....

### QR CODE

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