



3 bed terraced house to rent in

Kingsley Close, St. Georges Wood,
Morpeth, Northumberland, NE61 2GL

£1,200 pcm

 x 3  x 2  x 1

On Street parking

Unfurnished

Property features

- ✓ Deceptively Spacious
- ✓ Two Allocated Parking Spaces
- ✓ Enclosed Rear Garden
- ✓ Available End of March 2026
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

Arrange a viewing

Amanda Coleman
Senior Manager
Morpeth

01670 568099
morpeth@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson estate agents welcomes to the rental market this deceptively spacious, well presented, three bed mid-terraced property. This is perfectly located on Kinglsey Close on the St Georges Estate in Morpeth.

The property is ideally located for the A1 North and South. Morpeth Town Centre is within walking distance and provides further local amenities including: pubs, restaurants, Ofsted approved schools, an array of shops including little boutiques, high end designers with the Sanderson Arcade, leisure facilities and the attractive Carlisle Park, which offers plenty of activities for all ages such as river walks, park, bowling pavilion, tennis courts, band stand, outdoor paddling pool and the rowing boats. Throughout the year Sanderson Arcade regularly offer family friendly events and decorate the Arcade to suit.

The market town provides great commuting facilities including mainline train station to the North and South, bus station, A1 trunk road and taxi services. The popular Plessey Woods and Northumberlandia are only a short drive away, offering some scenic walks.

The accommodation briefly comprises of: wheel chair friendly entrance hallway, lounge with dining space, first floor landing, three bedrooms one of which benefitting from an en-suite and there is a family bathroom. Externally to the front there is an open aspect garden mostly laid to lawn with some established trees and a footpath leading to the front door. To the rear there is an enclosed garden mostly laid to lawn and a patio area perfect for al-fresco dining to the bottom of the garden there is gated access for bins or access to the parking spaces if needed from the rear.

For more information or to arrange your viewing please contact the Morpeth office or email morpeth@pattinson.co.uk

Tenant Referencing Criteria:

Pattinson will undertake referencing checks on all applicants over the age of 18 wishing to move into a rental property. As part of this process, we will undertake:

- A credit check to ensure each applicant does not have any adverse credit such as CCJs (County Court Judgements).
- An affordability assessment to ensure applicant's income will sufficiently cover the rental payments.
- To pass the affordability check, each applicant's gross annual basic income (including benefits and pensions) must be at least 30 times the monthly rental amount (36 times for Ellinson properties). EG If the rent is £500 PCM, applicants would need to earn £15,000 as an annual pension or basic salary (excluding commission/bonus) before tax or other deductions were made.
- Each applicant's affordability is assessed individually against the criteria.
- Self-employed applicants will require an accountant's reference and should have accounts for a minimum of two years. Net profit will be assessed against the affordability requirement of 30 times the monthly rental amount.
- Employment checks to confirm your start date, salary and if your position is permanent.
- Homeownership checks (only if you are a homeowner) confirming your mortgage payments are up to date.
- A Landlord reference (if you are currently residing in rented accommodation) confirming you have abided by the terms of the lease. This will check that the rent was paid on time and in full, there was no antisocial behaviour and the property was looked after in an appropriate manner.
- 'Right to rent' ID checks.

If you do not meet the requirement, you WILL REQUIRE A HOMEOWNER GUARANTOR.

Council Tax Band: C

Deposit: £12,025.00

Length of Tenancy: 12 months

Rent: £1,200 pcm

Property Type: Terraced House

USPs: Garden, Allows children, Allows pets, Allows smokers

Parking: On Street

Heating: Gas

Entrance Hallway

Composite entrance door, radiator, stairs leading to the first floor landing, built in storage cupboard which currently houses a tumble drier.



Lounge

Fitted with Upvc patio doors leading out into the garden, tv point, built in storage cupboard, radiator, carpeted flooring, open plan into what could be used as a dining space or office space.



Kitchen

Fitted with a range of wall and base units with complimentary work surfaces and matching upstands, stainless steel sink and a half with drainer and mixer tap, integral fridge and freezer, dishwasher, washing machine, oven and four ring gas burning hob with wall mounted hood extractor, ceiling spotlights, radiator, double glazed window of front elevation.



First Floor Landing

Bedroom One

Double glazed window of rear elevation, radiator, tv point, carpeted flooring.



En-Suite

Fitted with double shower cubicle, concealed cistern wc, pedestal hand wash part tiled walls, radiator.



Bedroom Two

Double glazed window of front elevation, radiator, tv point, carpeted flooring.



Bedroom Three

Double glazed window of front elevation, radiator, tv point, carpeted flooring.



Family Bathroom

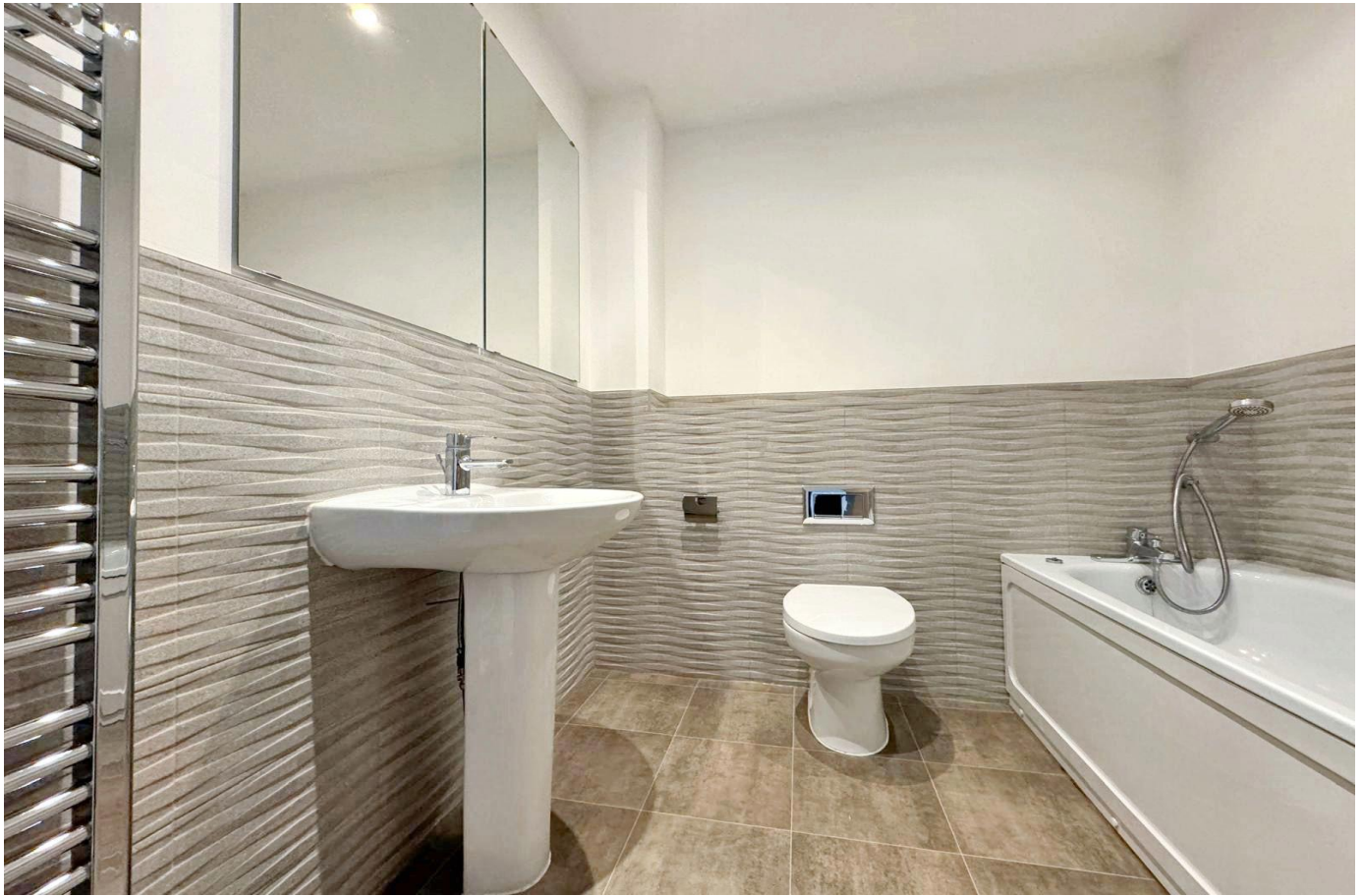
Fitted with concealed cistern wc, pedestal hand wash, panelled bath, part tiled walls, chrome heated towel radiator.




External

Externally to the front there is an open aspect garden mostly laid to lawn with some established trees and a footpath leading to the front door. To the rear there is an enclosed garden mostly laid to lawn and a patio area perfect for al-fresco dining to the bottom of the garden there is gated access for bins or access to the parking spaces if needed from the rear.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Kingsley Close, St. Georges Wood, Morpeth, Northumberland, NE61 2GL

Contact your local branch today for more information on this property:

13 Newgate Street, Morpeth, Northumberland, Tyne & Wear, NE61 1AL, Tel: 01670 568099, Fax: 01670 516613, morpeth@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



RICS

Client Money Protection

