



To rent

3 bed town house to rent in NE61

Mains Place , Morpeth, Northumberland,
NE61 1AG

£1,450 pcm

 x3  x3  x2

Driveway & Garage parking

Property features

- ✓ Sought After Area
- ✓ Townhouse
- ✓ Three Bedrooms
- ✓ Garden Room
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Amanda Coleman
Senior Manager
Morpeth

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are delighted to present this spacious and well-presented three-bedroom townhouse, ideally situated in central Morpeth.

Mains Place is a private residential cul-de-sac, quietly tucked away off Newgate Street, yet within easy walking distance of the town centre. The property offers convenient access to the historic market town of Morpeth, renowned for its excellent mix of traditional independent shops alongside well-known national retailers. High-quality schooling for all ages is available locally.

Morpeth also boasts a wide selection of bars, restaurants, and leisure facilities. Transport links are well catered for, with local bus services nearby and the A1 providing straightforward access north and south. The town's mainline railway station on the East Coast Main Line offers direct services to Newcastle, Edinburgh and other major cities. For commuters, Newcastle upon Tyne city centre and Newcastle International Airport are both approximately 18 miles away.

Accommodation briefly comprises:

Ground Floor: Entrance hall with stairs to the first floor, w/c, storage cupboard, dining kitchen, and garden room.

First Floor: Landing leading to the lounge with a balcony to the front elevation which enjoys the afternoon sun; bedroom two with en-suite bathroom.

Second Floor: Two bedrooms, including the main bedroom with en-suite, and a family bathroom.

Externally, there is a pleasant, enclosed, low-maintenance walled rear garden with chippings and paving stones, trees and shrubs, a garden shed, and an outside water tap — an ideal space for enjoying sunny mornings and al fresco dining. The front of the property benefits from driveway parking leading to a single garage.

For further information or to arrange a viewing, please contact our Morpeth office.

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: E

Deposit: £1,525.00

Rent: £1,450 pcm

Property Type: Town House

USPs: Allows children, Allows pets, Allows smokers

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Asphalt shingles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

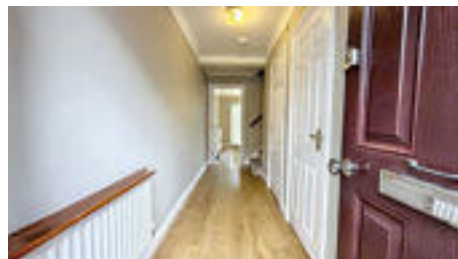
Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance Hall

With laminate flooring, central heating radiator and storage cupboard with integrated hoover system available on all floors.



W/C

Fitted suite comprising: pedestal wash hand basin with tile splash back and low level w/c. With double glazed window and central heating radiator.



Kitchen

5.185m x 3.549m (17'0" x 11'7")

Fitted with a range of wall and base units complemented by worktops, incorporating a one-and-a-half bowl sink with drainer and tiled splashbacks. Integrated double oven and induction hob with extractor hood over, along with an under-plinth heater. Double glazed window to the rear elevation and double glazed sliding patio doors leading through to the garden room.



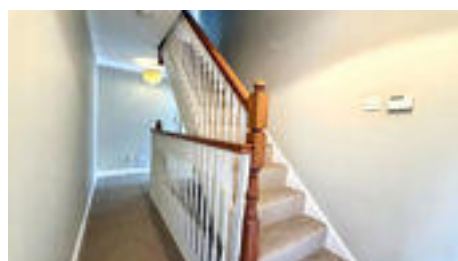
Garden Room

4.147m x 2.919m (13'7" x 9'6")

Double glazed windows to all three sides and double glazed roof, double glazed door leading to rear garden.



First Floor Landing



Lounge

5.183m x 3.448m (17'0" x 11'3")

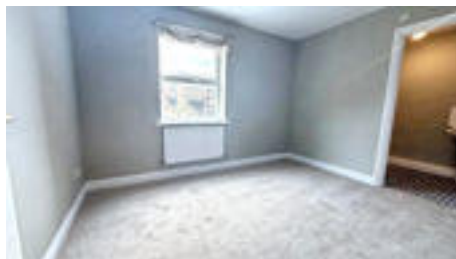
Double glazed window to the front, double glazed sliding patio doors leading to the balcony, feature fireplace with electric fire, TV point, and two central heating radiators.



Bedroom Two

3.50m x 2.65m (11'5" x 8'8")

Double glazed window to rear elevation and central heating radiator.



En-Suite

2.42m x 1.57m (7'11" x 5'1")

Fitted suite comprising: a walk-in shower cubicle, pedestal wash hand basin and low level WC. With central heating radiator and extractor fan.



Second Floor Landing



Bedroom One

3.60m x 3.48m (11'9" x 11'5")

With double glazed window to front elevation, central heating radiator and fitted wardrobes.



Master En-Suite

1.466m x 2.546m (4'9" x 8'4")

Fitted suite comprising: walk-in shower cubicle, pedestal wash hand basin and low level WC. With central heating radiator and extractor fan



Bedroom Three

3.32m x 2.88m (10'10" x 9'5")

With double glazed window to rear elevation and central heating radiator.



Bathroom

2.41m x 1.70m (7'10" x 5'6")

Fitted suite comprising: walk in shower with glass shower screen, W/C and pedestal wash hand basin. With central heating radiator, extractor fan, cladding to walls and double glazed skylight window



Rear Garden


A pleasant, enclosed, low-maintenance walled rear garden featuring chippings and paving stones, with trees and shrubs, a garden shed, and an outside water tap. An ideal space for enjoying sunny mornings and al fresco dining.

Integral Garage

The front of the property benefits from driveway parking leading to the single garage. The garage houses the combi boiler, vacuum cleaning system, electric roller door, lights and power, mezzanine storage area.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C	76	
(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 

Mains Place , Morpeth, Northumberland, NE61 1AG

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

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RICS

Client Money Protection

