



4 bed detached house to rent in

Ghyll Edge, Morpeth, Northumberland,
NE61 3QZ

£1,500 pcm

 x 4  x 2  x 2

Driveway & Garage parking

Property features

- ✓ FOUR BEDROOMS
- ✓ DETACHED PROPERTY
- ✓ DRIVEWAY/GARAGE
- ✓ AVAILABLE OCTOBER 2026
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ 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

01670 568099
morpeth@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson welcomes to the rental market this four bedroom detached home on Ghyll Edge. The property is perfectly located in the ever popular Lancaster Park Estate. Positioned a very short drive away from the A1 trunk road making ease of commuting to the North and South for those City workers.

This lovely family home which has been recently refurbished offers easy access to the historic market town of Morpeth which offers lots of 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.

Accommodation briefly comprises; entrance hall, office/bedroom, lounge, dining room, breakfasting kitchen and downstairs W/C. To the first floor there are four bedrooms and shower room. Externally there is a spacious enclosed rear garden which is mainly laid to lawn the perfect spot for entertaining and al-fresco dining. To the front of the property there is lawn garden. Driveway parking leading to the garage is to the rear. The property benefits from an EV car charging point.

To view please call Morpeth 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: D

Deposit: £1,525.00

Rent: £1,500 pcm

Property Type: Detached House

USPs: Allows smokers

Parking: Driveway & Garage

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

Upvc entrance door with glass side panel, double radiator, stairs leading up to the first floor, under stairs storage cupboard, carpeted flooring.



Office/Bedroom

2.91m x 2.72m (9'6" x 8'11")

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



Lounge

3.52m x 5.06m (11'6" x 16'7")

Large double glazed window of front elevation, radiator and vertical radiator, tv and telephone points, French doors leading into the dining room, carpeted flooring.



Dining Room

2.81m x 4.05m (9'2" x 13'3")

Double glazed window of rear elevation, double radiator, carpeted flooring.



Breakfasting Kitchen

2.80m x 3.73m (9'2" x 12'2")

Fitted with a range of wall and base units with complimentary work surfaces and small breakfasting bar, integral double oven, hob with hood extractor, space with free standing fridge freezer, integral dishwasher, stainless steel sink and a half with drainer and mixer tap, tiled splash backs, radiator, double glazed window of rear elevation, wood effect vinyl flooring.



Downstairs W/C

2.13m x 1.65m (6'11" x 5'4")

Fitted with concealed cistern wc, vanity hand wash, chrome heated towel radiator, double glazed window of front elevation, wood effect vinyl flooring.



Master Bedroom

3.21m x 3.62m (10'6" x 11'10")

With fitted wardrobes, double glazed window of front elevation, built in storage cupboard, radiator, carpeted flooring.



Bedroom Two

2.40m x 4.17m (7'10" x 13'8")

Double glazed window of front elevation, built in storage cupboard, carpeted flooring.



Bedroom Three

2.84m x 2.75m (9'3" x 9'0")

Double glazed window of rear elevation, built in storage cupboard, radiator, carpeted flooring.



Bedroom Four

2.89m x 2.51m (9'5" x 8'2")

Double glazed window of rear elevation, built in storage wardrobes, radiator, carpeted flooring.



Shower Room

1.90m x 2.45m (6'2" x 8'0")

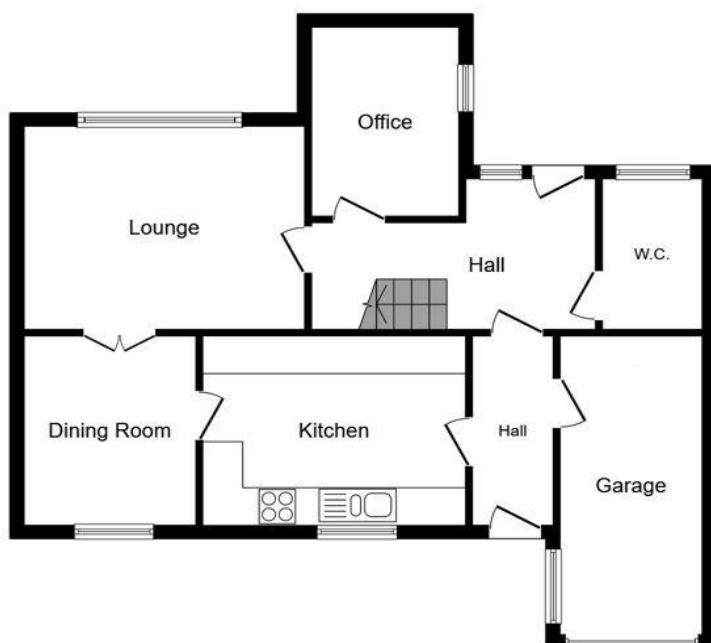
Fitted suite comprising; walk in shower cubicle, low level w/c and wash hand basin. With double glazed window, tiled walls and flooring heated towel rail.



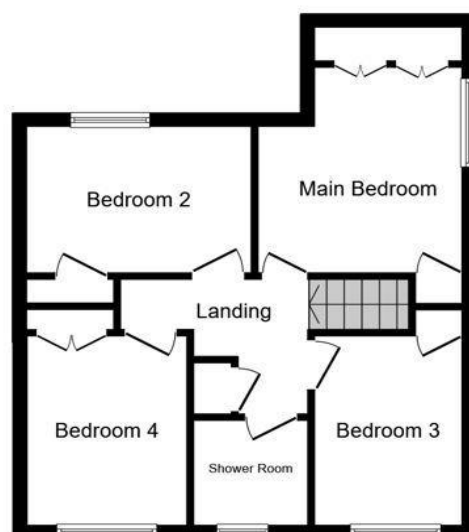
Externally

Externally there is a spacious enclosed rear garden which is mainly laid to lawn the perfect spot for entertaining and al-fresco dining. To the front of the property there is lawn garden. Driveway parking leading to the garage is to the rear.





Ground Floor
Floor area 68.8 m² (740 sq.ft.)



First Floor
Floor area 44.9 m² (484 sq.ft.)

TOTAL: 113.7 m² (1,224 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(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	

Ghyll Edge, Morpeth, Northumberland, NE61 3QZ

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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