



44 GRANGE ROAD, STAMFORDHAM
NEWCASTLE UPON TYNE, NORTHUMBERLAND, NE18 0PF

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Stamfordham, Newcastle upon Tyne, Northumberland, NE18 0PF

A charming semi detached 2-bedroom cottage, fully refurbished with gardens and off-street parking for several cars.

- Two Bedroom Cottage
- Village Location
- Off-Street Parking
- Gardens
- Recently Refurbished
- Unfurnished



£1,100 PER MONTH

GET IN TOUCH

YoungsRPS, Hexham Mart, Hexham, NE46 3SG

01434609000

hexham@youngsrps.com





DESCRIPTION

This charming refurbished two-bedroom semi detached cottage offers a perfect blend of charm and modern living. Finished to a high standard throughout, the property features a comfortable lounge, a spacious kitchen diner and a practical utility room.

Upstairs, there are two well-proportioned bedrooms served by a contemporary bathroom. The home benefits from efficient central heating via an air source heat pump.

Externally, the property boasts a private garden, an outdoor shed for additional storage, and convenient off-street parking.

Available to let from mid April.

SERVICES

Mains electricity and water are connected. Drainage via septic tank. Central heating from air source heat pump.

CHARGES

The tenant will be required to meet all outgoing including council tax. The holding deposit, equal to one week's rent is payable upon the start of the application. For all successful applicants any holding deposit will be offset against the security deposit with the agreement of the payee.

DEPOSIT

£1375 will be lodged with the agents prior to the commencement of the tenancy. This sum will be returned at the termination of the tenancy subject to all commitments having been made.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting youngsRPS, Hexham on 01434 609000.



www.youngsrps.com
Hexham Mart 01434 609000



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our lettings particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.