



37 Merchants Wharf, St Peters Basin, Byker, Newcastle Upon Tyne, NE6 1TR

£1,000 Per Calendar Month



Key features

- POPULAR LOCATION
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE
- DRIVEWAY
- BALCONY
- KITCHEN/DINER
- UNFURNISHED
- MASTER BEDROOM WITH EN-SUITE
- CLOSE TO THE MARINA



Description

Positioned in the charming area of Merchants Wharf, St Peters Basin, Byker, this delightful end-terraced townhouse offers a perfect blend of modern living and scenic beauty. With three well-proportioned bedrooms, including a master suite with an ensuite bathroom, this home is ideal for families or those seeking extra space.

The property features a spacious reception room that welcomes you with warmth and light, providing an inviting atmosphere for relaxation or entertaining guests. The heart of the home is undoubtedly the kitchen/diner, which is designed for both functionality and social gatherings. This area is perfect for family meals or hosting friends, making it a true hub of the home.

One of the standout features of this townhouse is its proximity to beautiful river walks, allowing residents to enjoy the serene surroundings and picturesque views. Whether you fancy a leisurely stroll or a brisk walk, the riverside paths offer a tranquil escape from the hustle and bustle of daily life.

Additionally, the property includes parking for one vehicle, ensuring convenience for those with a car. This townhouse is not just a home; it is a lifestyle choice, combining comfort, space, and a connection to nature in a sought-after location.

If you are looking for a property that offers both modern amenities and a peaceful setting, this townhouse in St Peters Basin is certainly worth considering.



ENTRANCE HALL

WC

KITCHEN/DINER

16'11" x 16'0"

GARAGE

15'5" x 9'2"

STAIRS TO FIRST FLOOR

LOUNGE

20'8" x 16'11"

BEDROOM TWO

10'8" x 9'8"

STAIRS TO SECOND FLOOR

MASTER BEDROOM

16'11" x 14'9"

EN SUITE







BEDROOM THREE

10'8" x 9'8"

BATHROOM

EXTERNAL

DISCLAIMER LETTINGS

WE REQUIRE

One month's rent in advance = £1,000

One month's rent as a damage deposit = £1,000

To hold this property from other viewings while references are carried out, we require one weeks rent as a holding deposit.

The particulars on these properties are set out as a general guidance for intended for tenants contracts. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	74
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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