



## Longhirst

- Five bedrooms
- Semi detached house
- Large private garden
- Quiet location
- Open plan kitchen/diner

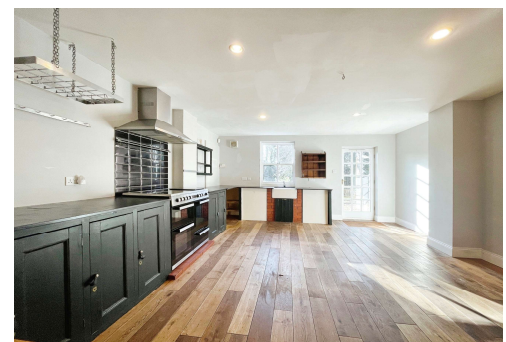
**£ 1,500 pcm**

Holding Deposit: £1,730

Security Deposit: £346

Tenancy Length: 12 Months

Council Tax Band: G EPC Rating: TBC



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SAYER

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# Longhirst

So much space and yet so homely! Flooded with natural light and a fabulously spacious back garden with ample parking, this attractive five bedroomed property, located in the popular area of Longhirst, has the benefit of quiet surroundings but is a short distance from the market town of Morpeth with its array of shops and facilities.

The property briefly comprises:- Entrance hallway, downstairs W.C, homely open plan kitchen and dining area with range cooker and space for appliances and access to the rear garden. There are two wonderful reception rooms both hosting an impressive chimney breast feature with open fire and the larger of the two rooms is flooded with light and has French doors to the large rear garden. The downstairs of the property has oak flooring throughout and is very charming.

On the second floor there three bedrooms, the master bedroom having its own ensuite with two wash handbasins, large shower and W.C. and an additional walk in closet with hanging space and shelving. There are two further double bedrooms and a wonderful family bathroom with W.C, pedestal basin, separate shower and a wonderful feature bath which is siting perfectly to view the stars from the velux window. The bathroom also has two useful storage cupboards. There is also a small room on this floor which has been used as office space but could also provide handy storage. The second floor has wooden flooring throughout in keeping with the property.

Stairs lead to the third floor which has two double rooms, one with build in cupboards, and both with velux windows and a handy walk in cupboard for that extra storage. This area of the property is fully carpeted. The property is fully heated via oil fired central heating.

Externally, there is parking to the front and side of the property and the rear garden has a great deal of privacy therefore offering a perfect retreat to relax and enjoy the peace of the surrounding area and is more than large enough to entertain.

Call our office today to view this great property.

Entrance Hall	6.10 x 6.06	(2.08m x 1.98m)
Cloakroom	6.2 x 4.3	(1.88m x 1.31m)
Kitchen/Diner	27.6 x 14.10	(8.38m x 4.52m) Maximum
Reception Room 1	23.4 x 17.8	(7.11m x 5.38m) Maximum
Reception Room 2	17.7 x 13.5	(5.36m x 4.09m) Maximum
Bedroom One	17.8 x 14.2	(5.38m x 4.32m) Maximum
En-suite	9.4 x 8.8	(2.84m x 2.64m) Maximum
Walk in closet	9.4 x 8.8	(2.84m x 2.64m) Maximum
Bedroom Two	17.7 x 13.6	(5.36m x 4.12m) Maximum
Bedroom Three	14.10 x 11.6	(4.52m x 3.51m) Maximum
Bathroom	12.2 x 11.5	(3.71m x 3.48m) Maximum
Bedroom Four	17.05 x 12.9	(5.31m x 3.89m) Maximum
Bedroom Five	12.10 x 12.8	(3.91m x 3.86m) Maximum
Walk in cupboard	7.3 x 4.10	(2.21m x 1.25m) Maximum

#### PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Oil
- Broadband: TBC
- Mobile Signal Coverage Blackspot: TBC
- Parking: Off street parking

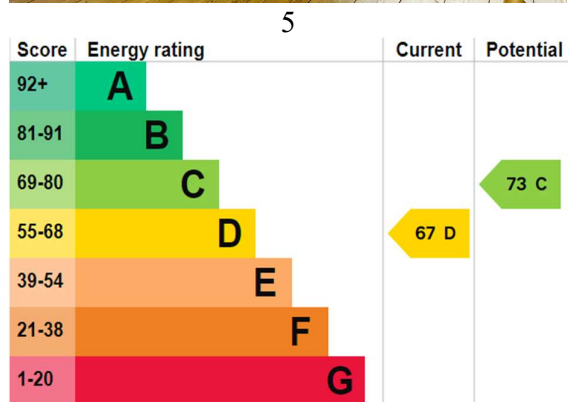
EPC RATING: D  
COUNCIL TAX BAND: G

#### FEE DISCLAIMER

As part of our application process, fees will become due for referencing, tenancy agreement preparation and an initial inventory check (where applicable), these will be charged in addition to the Rent and Deposit that will be payable before the tenancy starts.

Please contact us for full details of the fees payable before you make any decision about this property or before you decide to view this property. We can provide you with an explanation of how these fees are calculated, please note that the referencing fees are charged per individual and should a Guarantor be required, this would attract additional referencing fees.

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**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guidance only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential tenants are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the tenants interests to check the working condition of any appliances. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending tenants will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the rental.

**Right to Rent** – each person who is intending to reside in the property and is over 18 must complete a Tenant Application Form and prove they have the Right to Rent in the UK.

16 Branches across the North-East



Client Money Protection