



19 Merlin Crescent, Wallsend, NE28 7DQ
£495 Per Month

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FULLY REFURBISHED

Two Bedroomed Ground Floor Flat with gas central heating and UPVC double glazing. Hallway, Front Lounge with bay window, Kitchen, Bathroom/W.C., Two Bedrooms, External garden. EPC Rating D. Available Now.

Rent £495 plus Deposit £495 and water rates.

GROUND FLOOR

Hallway

Single panel radiator. Store cupboard.

Kitchen

9'6" x 6'7" (2.92m x 2.03m)
Grey effect wall and floor units with work surfaces incorporating stainless steel bowl and drainer. Tiled splash backs. UPVC double glazed window. UPVC double glazed door to rear garden.

Bathroom/W.C.

White suite comprising panel bath, pedestal wash basin, low level W.C. PVC panelled walls. Single panel radiator. UPVC double glazed window.

Lounge

13'8" x 11'1" (4.19m x 3.4m)
UPVC double glazed window. Double panel radiator.

Bedroom One

10'4" x 12'2" (3.15m x 3.73m)
UPVC double glazed window. Single panel radiator.

Bedroom Two

10'9" x 8'11" (3.28m x 2.74m)
UPVC double glazed window. Single panel radiator.

OUTSIDE

External shared gardens.

RENT & DEPOSIT

Rent £495 PCM plus water rates
Deposit £495

TENANTS OBLIGATIONS

The tenant is responsible (unless otherwise informed) for the connection and payment of all the utilities including electric, gas, water, telephone and is responsible for Council Tax. The tenant must keep the property and its gardens in good, clean and tidy condition throughout the term of the tenancy. it is the responsibility of the tenant to contact the relevant utility companies and set up the bills in their own names.

Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including: Residential Sales and Lettings Commercial Sales and Lettings Professional Valuation of Commercial and Residential Property Home-buyer Survey and Valuation Property Management Acquisition To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk

