

To Rent

Maple Terrace, Burnopfield, NE16



**£525 per month**

**2 bedroom Terraced**

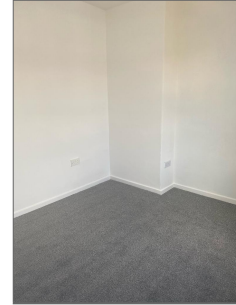
- ✓ **\*\*\*PHOTOS & DETAILS TO FOLLOW\*\*\***
- ✓ Popular Residential Area
- ✓ Spacious Lounge
- ✓ Fitted Kitchen & Dining Area
- ✓ Two Bedrooms
- ✓ Bathroom / W.C
- ✓ Garden to the front & Yard to the Rear
- ✓ Gas Central Heating & Double Glazing



## Description

\*\*\* Photographs & Details to follow \*\*\*

PETER ROSS are delighted to offer for let this superb two bedroom Mid Terrace property situated in the popular residential area of Maple Terrace, Burnopfield. Ideally located within walking distance of the Village, the local amenities and public transport routes. Benefitting from gas central heating and double glazing, it briefly comprises: entrance door to porch, Lobby, lounge, kitchen / diner, stairs to the first floor, landing, two bedrooms, bathroom / w.c. Externally there is a grassed area to the front, with an enclosed yard to the rear. Early viewings essential! Call 0191 488 6080 for further information or to arrange your appointment to view.



Bedroom Two

## Ground Floor

Entrance door to porch -

Porch -

Lounge -

Kitchen / Diner -

Stairs up to the first floor -

## First Floor

Landing -

Bedroom One -

Bedroom Two -

Bathroom / W.C -

## Exterior

**Exterior** - To the front of the property is a grassed area, while to the rear is an enclosed rear yard with an outhouse.

## Energy Efficiency and Environmental Impact

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		



**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.