





- Five Bedrooms
- Modern Living
- Integral Garage
- Available NOW
- Towhouse
- En Suite
- Unfurnished
- Council Tax band *C*





FIVE BEDROOM TOWN HOUSE Available now and offered unfurnished, in a popular location in Stanley.

Internally the property briefly comprises to the ground floor:- entrance hallway, spacious kitchen diner with fitted units and French doors, and there is also a ground floor WC and access to the garage. To the first floor there is a bright and airy lounge with French doors opening on to a Juliet balcony, and two bedrooms. To the second floor there are three bedrooms; the main with an en-suite shower room, and there is also a family bathroom. Externally there is a driveway to the front leading to the integral garage and there is also a garden to the rear. The property also benefits from gas central heating and double glazing.

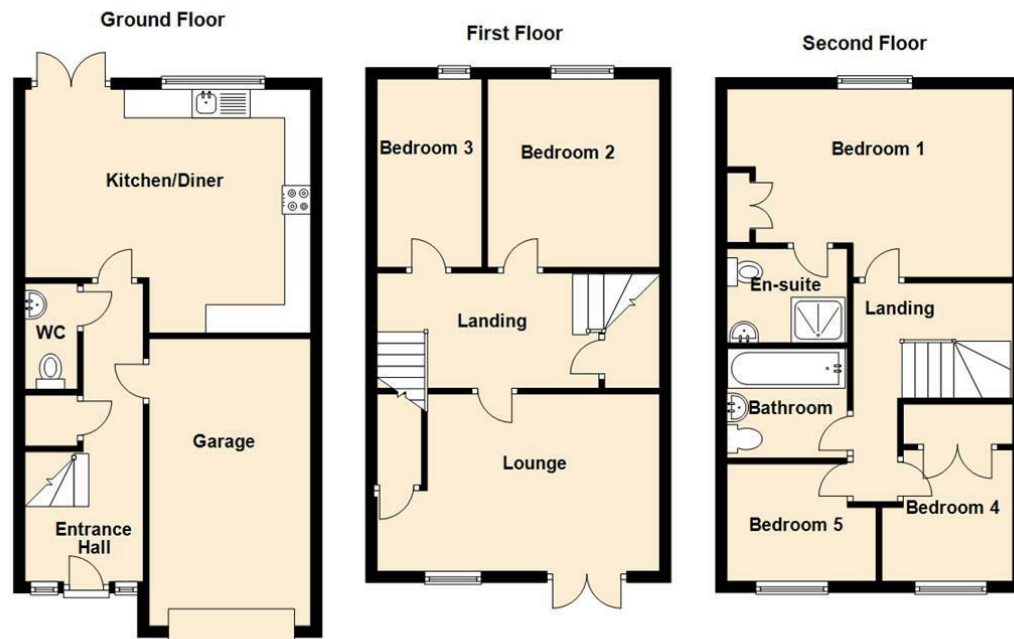
Internal viewings are highly recommended. For more information please call 0191 487 0800.

COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council tax band *C*





The difference between house and home

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www.janforsterestates.com

Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the Tenancy Agreement is signed and executed by both parties. We will liaise with you to agree on a start date for the tenancy.

Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline for agreement' means the fifteenth day of the period beginning with the day on which the Landlord or Letting Agent receives the Holding Deposit. Unless both parties agree otherwise, this Holding Deposit must be returned to you if it is decided by the Landlord or Letting Agent not to proceed with the tenancy after a Holding Deposit has been

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

Gosforth

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Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

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Property Management Centre

0191 236 2680

