





4  1  2 

- Available Now
- Three Storey Townhouse
- En-Suite Facility
- Integral Garage
- Close to Transport Links
- Unfurnished
- Four Bedrooms
- Conservatory
- Front & Rear Garden
- Study Room





**** Video Tour on our YouTube Channel | <https://youtu.be/68sSjDzqwU> ****

Available now on an unfurnished basis this well presented three storey townhouse must be viewed. Located within a popular residential area, close to excellent local amenities and transport links, the property will appeal to a variety of buyers.

Briefly comprising to the ground floor:- entrance hallway, ground floor WC, and modern kitchen/diner with French doors leading to the conservatory. To the first floor, there is a bright and airy lounge, bedroom two, and a study room. To the second floor, there are a further three bedrooms; bedroom one with an en-suite facility, and there is also a modern family bathroom WC. The property benefits from gas central heating and double glazing. Externally there is a low maintenance garden to the front and a driveway leading to the integral garage, providing off-street parking. There is also a generous well-kept garden to the rear.

Viewings are highly recommended. To book yours or for more information please call our Low Fell branch on 0191 487 0800

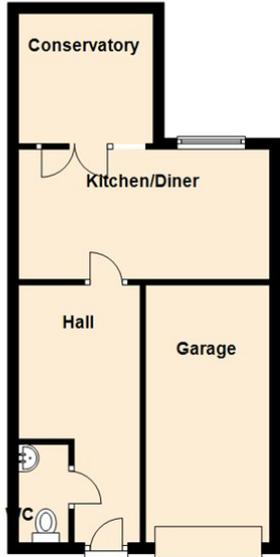
COVID-19 Guidelines

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

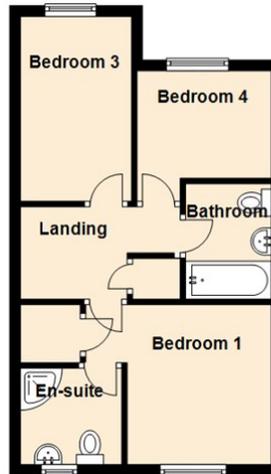
Council Tax band *C*



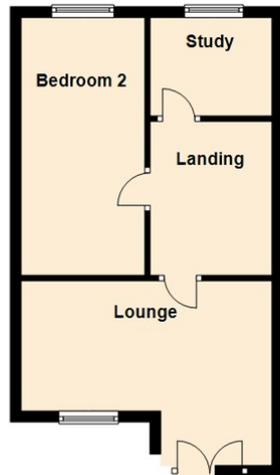
Ground Floor



Second Floor



First Floor



The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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		87
(81-91) B		
(69-80) C	72	
(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	0191 236 2070
Newcastle	0191 284 4050
High Heaton	0191 270 1122
Tynemouth	0191 257 2000
Low Fell	0191 487 0800
Property Management Centre	0191 236 2680



www.janforsterestates.com

