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- Semi Detached House
- Three Bedrooms
- Attached Garage
- Off Street Parking
- Conservatory
- Ground Floor WC
- Unfurnished Basis
- Available NOW
- Video Tour Available
- MUST BE VIEWED





**** Video Tour on our YouTube Channel | <https://youtu.be/3LEhRpapX4> ****

Jan Forster Estates are delighted to present this three bedroom semi detached property on an unfurnished basis, available NOW.

The property is situated within a highly sought after location within the heart of Forest Hall. The home has easy access to local amenities such as shops, services, Forest Hall library, parks and schools. Further amenities located in surrounding areas and Newcastle city centre are a quick journey away via Benton or Palmersville Metro and local bus links.

The stylish accommodation briefly comprises to the ground floor:- entrance hall, ground floor WC, bright and airy lounge, modern kitchen with fitted wall and floor units, and a sunny conservatory. To the first floor, there are three good sized bedrooms and a three piece family bathroom WC. Externally there are gardens to the front and rear along with a driveway providing off street parking leading to the attached garage. The property also boasts gas central heating, double glazing and ample storage.

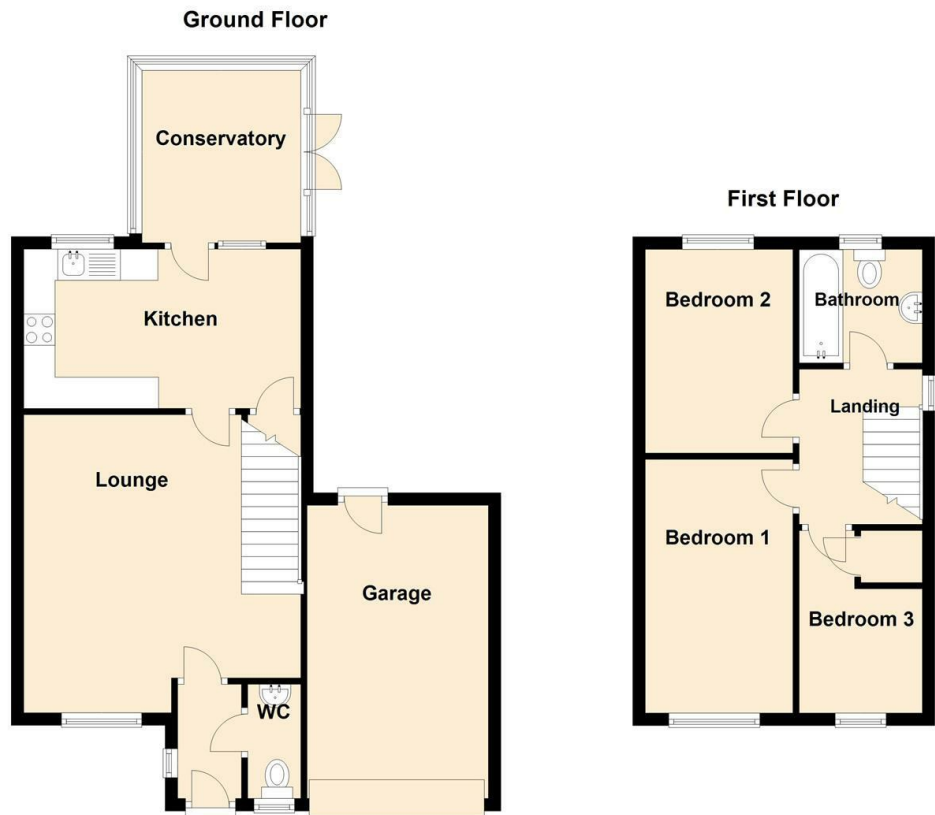
We anticipate an extremely high level of viewings on this lovely home. For more information or to arrange yours, please call our team on 0191 270 1122.

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		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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

