





3



1



2

- Beautifully Presented
- Available NOW
- Sought After Estate
- En-Suite
- Balcony
- Off Street Parking
- Garage
- Unfurnished
- Downstairs WC
- Must Be Viewed





Jan Forster Lettings are pleased to offer to the market this three bedroom semi detached home on the Highly sought after Porter Close in Durham. Available NOW and conveniently located for access to all local amenities and excellent transport links to A1, Durham, Gateshead and Newcastle city centre.

The property is currently unfurnished and briefly comprises to the ground floor:- lounge, downstairs WC and a stunning kitchen/diner with patio doors to the rear. To the first floor there are three good sized bedrooms; the main with a balcony and en-suite and there is a modern family bathroom. Externally to the front there is a block paved driveway leading to the integral garage and there is a garden to the rear. The property further benefits from gas central heating and double glazing.

To arrange a viewing on this immaculate property please call our Low Fell branch on 0191 487 0800.

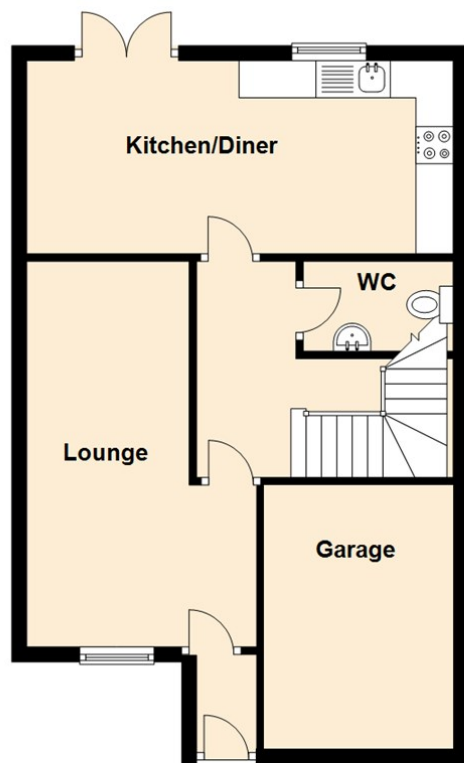
COVID-19 Guidelines

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

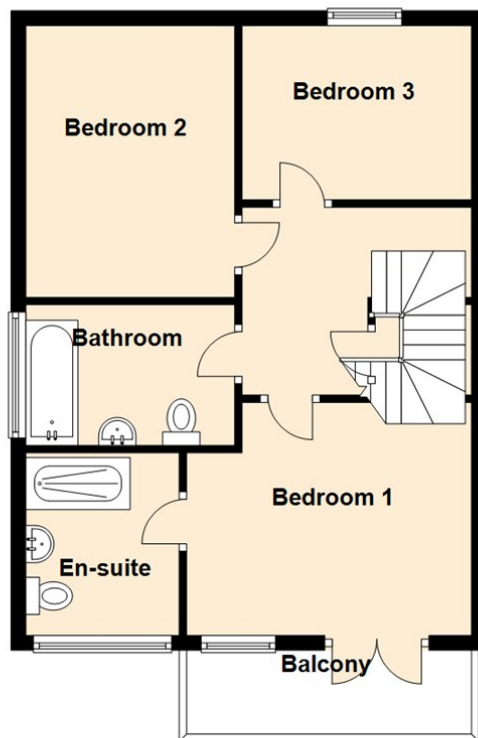
Council Tax band *D*.



Ground Floor



First Floor



The difference between house and home

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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		94
(81-91) B	82	
(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

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

