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- Town House
- Available February
- Furnished
- Council Tax Band C
- Four Bedrooms
- Study Room
- Three Storey Home
- Integral Garage
- Front and Rear Gardens





Offered on a furnished basis Available immediately this three storey townhouse must be viewed. Located within a popular residential area, close to excellent local amenities and transport links.

Briefly comprising to the ground floor:- entrance hallway, ground floor WC, and modern kitchen/diner with French doors leading out to the rear garden. To the first floor there is a lounge with Juliet balcony, a double bedroom 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. The property benefits from gas central heating and double glazing. Externally there is an easy to maintain garden to the front with integral garage and driveway, providing off-street parking, and there is a split-level garden to the rear which is paved and lawned.

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.

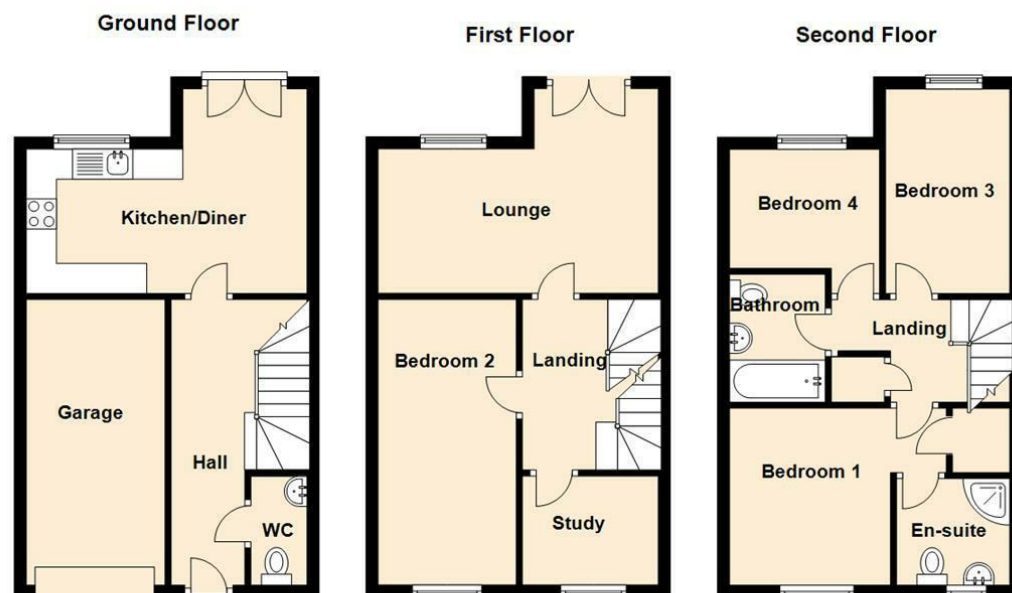
Council Tax band *C*.



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



The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	69	
(55-68) D		
(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



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