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- **FULLY REFURBISHED**
- **Available NOW**
- **Two Double Bedrooms**
- **Off Street Parking**
- **Three Piece Shower Room**
- **Unfurnished**
- **Private Rear Yard**
- **Sought After Location**





**** Video Tour on our YouTube Channel | https://youtu.be/FN6E_FVvNFk ****

AVAILABLE NOW | TWO DOUBLE BEDROOMS | FULLY REFURBISHED TERRACED HOME

Beautifully presented two bedroom terraced house situated on Kenton Road, a highly sought after residential area of Kenton, with off street parking to the rear and the benefit of immediate availability.

Conveniently located close to many local amenities including well regarded schools, supermarkets and within walking distance to Gosforth High Street and Metro station. Further public transport links give excellent access to the A1 motorway and Kingston Park retail park.

Internally the property offers spacious accommodation throughout and benefits from gas central heating and double glazing. Briefly comprising:- entrance hall, lounge with feature fireplace, newly fitted kitchen with floor and wall units and providing access to the rear garden. Completing the first floor off of the lounge is the ground floor is the newly installed three piece shower room. To the first floor off the landing there are two double bedrooms and a separate WC.

Externally the property benefits from a lawned area to the front and a recently fitted block paved path to the front door. To the rear there is a spacious yard with bi-folding gates offering off street parking.

We anticipate an extremely high level of viewings on this fantastic family home. To arrange yours please call our sales team on 0191 236 2070.

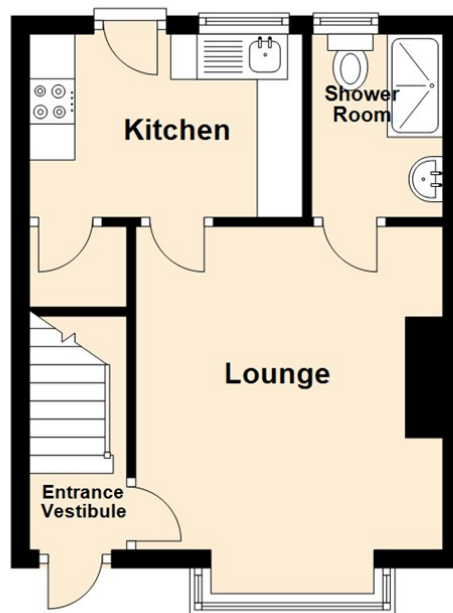
COVID-19 Guidelines

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

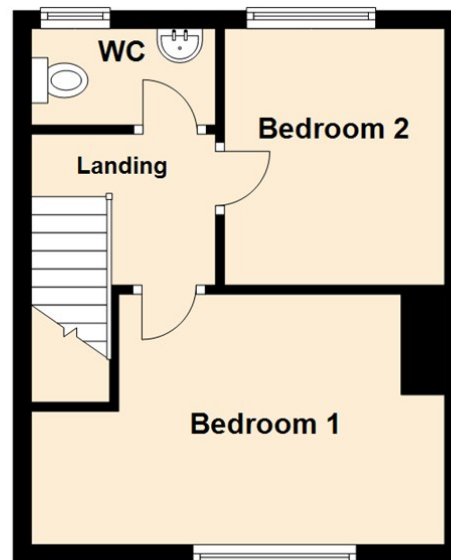
Council Tax Band *A*.



Ground Floor



First Floor



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 paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(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

