





3



1



2

- Available Mid March
- Three Generous Bedrooms
- Ground Floor WC
- Garage & Drive
- Superb Transport Links
- Integrated White Goods
- En-Suite Facility
- Everything Brand New
- Many Local Amenities
- Immaculately Presented





**** Video Tour on our YouTube Channel | <https://youtu.be/ix-01Dftcl4> ****

Immaculately Presented three bedroom semi detached home, available mid March with integrated white goods on the Kenton Bank Mill development beside the Newcastle Falcons Stadium and Kingston Park.

This property has not even been lived in providing a superb opportunity for any tenant. The location benefits from a wealth of local amenities on its doorstep including schools, shops, local superstore, the Metro service and the A1 motorway as well as the airport being only a short distance away.

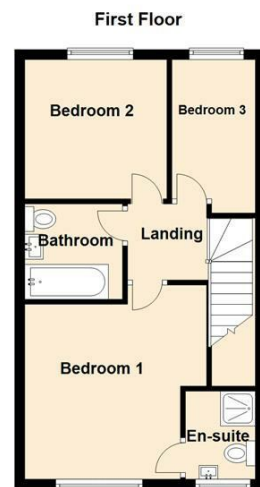
Internally the already immaculate fixtures and fittings have been significantly improved by the landlord to provide: Entrance hall, lounge with feature fireplace, under stairs cupboard, downstairs w/c and an open plan kitchen diner with integrated appliances and French doors opening onto the rear garden making it a perfect space for entertaining. To the first floor off the landing there are three generous bedrooms with the main benefiting from an en-suite shower room w/c and a three piece family bathroom.

Externally there are gardens to both the front and rear, with a multiple car driveway leading to a detached garage. This property really does have to be viewed to appreciate the accommodation on offer.

For more information and to book a viewing please call our Gosforth branch on 0191 236 2070.

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		96
(81-91) B	84	
(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

