





- Period Terraced House
- Excellent Location
- Un-Furnished
- Council Tax Band *B*
- Double Glazed
- Four Bedroom Home
- Gas Central Heating
- Close To The Metro
- Great Family Home
- Covering Three Floors





**** Video Tour on our YouTube Channel | <https://youtu.be/6URatEuxnB4> ****

Available NOW and offered on an unfurnished basis, this mature period terraced house will make a great home for the tenant looking for a family home.

Internally the property briefly comprises to the ground floor; entrance hall, bright and airy lounge with walk-in bay window and a fantastic kitchen dining room with a feature fire place and fitted wall and floor units. To the first floor there are three bedrooms and a modern bathroom WC with shower over the bath and under-sink storage. To the second floor there is the generous main bedroom with Velux windows. Externally there is a yard to the rear The house further benefits from gas central heating and double glazing.

The Whitley Bay area is a sought after location, and we are seeing strong demand for property. The location offers a great lifestyle choice. There are well regarded schools along with plenty of shops and travel links including the the Metro service. Living at the coast of course comes with the benefit of having stunning beaches within easy reach.

For more information and to book a viewing please call our Coastal team on 0191 257 2000.

Council Tax band *B*.



The difference between house and home

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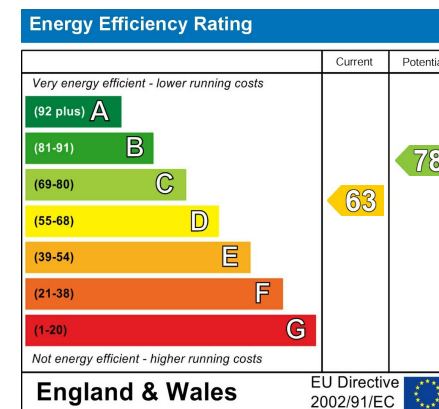


www.janforsterestates.com

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.



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