







- Detached House
- Popular Location
- Integral Garage
- Available 24th May
- Conservatory
- Three Bedrooms
- Well Presented
- Unfurnished
- Off-Street Parking
- MUST BE VIEWED







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/vo3ScJSRnMI> \*\***

Occupying a fantastic position on Ascot Walk, this detached property is truly a home to be proud of. Offering generous family accommodation close to local amenities including well regarded schools and shopping at Kingston Park retail park. The property is available from 24th May on an unfurnished basis.

The property briefly comprises:- porch, entrance hallway, light, and airy open plan lounge/diner access to the conservatory kitchen with fitted wall and floor units and integrated oven and hob. To the first floor, there are three bedrooms and there is also a bathroom and separate WC.

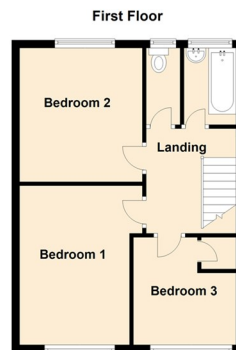
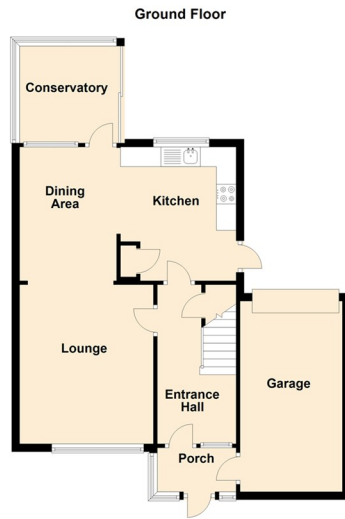
Externally, the property boasts beautiful, well-kept gardens to the front and rear along with a driveway leading to an attached garage. The property also benefits from double glazing, ample storage, and gas central heating.

Viewing comes highly recommended to appreciate the standard and location this property has to offer. Please call 0191 236 2070 to arrange your viewing.

Council Tax band \*C\*.







## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <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



[www.janforsterestates.com](http://www.janforsterestates.com)

