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- Mid Terraced Home
- Three Bedrooms
- Front and Rear Gardens
- Available Now
- Unfurnished
- Close to Shops
- Ground Floor WC
- Council Tax Band \*A\*







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/5Hfu7ksIADE> \*\***

Jan Forster Estates are pleased to welcome to the market this well presented, three-bedroom, mid terrace family home. Available now and offered unfurnished.

The property is close to a wealth of amenities including local shops at Silverlink Retail Park. Excellent public transport options are also nearby, with frequent bus services providing easy access to Newcastle city centre and the coast. For the growing family, there are also schools within easy reach.

The accommodation briefly comprises: - entrance hall, ground floor WC, kitchen/diner with fitted wall and floor units, and lounge with patio doors leading to the rear garden. To the first floor, there is a three-piece family bathroom WC and three good sized bedrooms; two with fitted wardrobes. Externally, there are gardens to the front and rear. There are also communal on street parking bays.

For more information and to book a viewing, contact our sales team on 0191 270 1122.


Council Tax band \*A\*.



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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

**Gosforth**

**0191 236 2070**

**High Heaton**

**0191 270 1122**

**Tynemouth**

**0191 257 2000**

**Property Management Centre**

**0191 236 2680**

