





- Three Storey Living
- Ideal Family Home
- Unfurnished
- Two Bathrooms
- Council Tax Band *D*
- Four Bedrooms
- Available Mid July
- Desirable Address
- Secure Parking Bay
- Excellent Amenities Nearby





This beautifully presented, four-bedroom townhouse is positioned on the sought-after Northumberland Close, in North Shields. Available mid-July and offered unfurnished.

Internally the property briefly comprises to the ground floor: - entrance hallway with WC, and a fantastic open plan living, kitchen dining room with fitted units, integrated appliances, and French doors access to the rear. to the first floor there are two bedrooms, one with an en suite and a generous dressing room. On the second floor there are two double bedrooms and a family bathroom WC with overhead shower. Further benefits include gas central heating, double glazing, and ample storage.

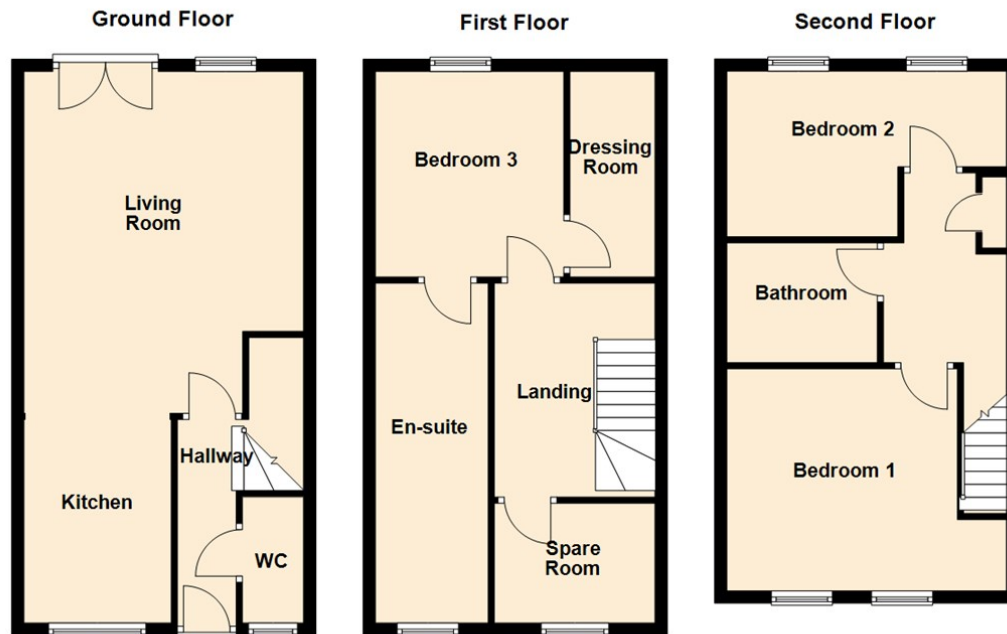
Externally there is a charming South-facing rear garden with a patio area and lawn. There is one allocated parking bay within a secure gated courtyard to the rear. Ample street parking in front of the property or nearby with permit provided

The property is ideally situated in the heart of North Shields, offering convenient access to a wide range of amenities. Nearby, you will find the newly developed Cultural Quarter, the local library, and an extensive selection of shops within the Beacon Centre, alongside numerous bars, and restaurants. The vibrant Fish Quay, is a short walk away and boasts a diverse array of dining and entertainment options. Additionally, Tynemouth Village is within close proximity, renowned for its picturesque beaches and charming coves. Northumberland Park is also just a short stroll from the property, providing a peaceful environment perfect for families.

For more information and to book a viewing, please, call 0191 257 2000.

Council Tax band *D*.





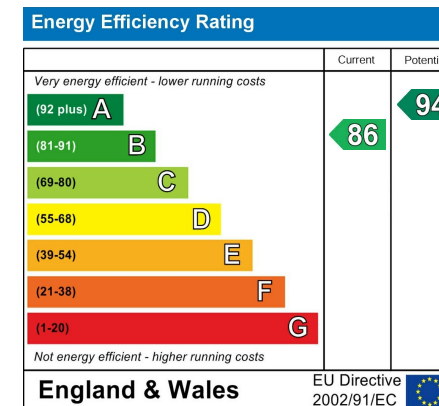
The difference between house and home

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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.



Gosforth

0191 236 2070

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680



www.janforsterestates.com

