





- Available Now
- Three Storey
- Study
- Utility Room
- Close To Saltwell Park
- Unfurnished
- Four Bedrooms
- Well Presented
- Modern
- Council Tax Band *A*





**** Video Tour on our YouTube Channel | https://youtu.be/F5uF_NOGkKM ****

Jan Forster Estates welcome you to this stunning three storey, four bedroom mid terrace property.

Located within a desirable part of Gateshead close to Saltwell Park which is one of Britain's finest examples of a Victorian Park. Excellent transport links and local amenities. The property is available now and offered on a unfurnished basis.

The property must be viewed to appreciate the accommodation on offer and briefly comprises; hallway, lounge with feature bay window, open plan dining room and modern fitted kitchen. Stairs to the lower level to the family room with French doors to the rear patio area and utility room. To the first floor there is bedroom one, a modern four piece family bathroom and the forth bedroom which would be suitable for a study room. To the second floor there are a further two bedrooms. The property benefits from gas central heating and double glazing. Externally there is a rear yard with decked area, storage and garage door providing off street parking.

For more information and to book a viewing please call our Gateshead office on 0191 487 0800.

Council Tax band *A*.





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

