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- Two Bedroom Semi Detached
- Unfurnished
- Available July
- Popular Location
- Transport Links Nearby
- Rear Garden
- Council Tax Band *A*
- Viewing Recommended
- Call For More Information





TWO BEDROOM SEMI DETACHED HOUSE Available July and offered unfurnished, in Felling

This neighbourhood is well-connected to Newcastle city centre via excellent public transport links, including nearby Metro stations and regular bus routes. The area is popular with families and professionals alike, thanks to its close proximity to local schools, parks, and shopping amenities. With a strong sense of community and easy access to major roads such as the A184 and A1, the area provides a well-balanced lifestyle for those seeking both comfort and connectivity.

The property briefly comprises, entrance hallway, spacious lounge with bay window, fitted kitchen with top and floor units, integrated oven and hob, two double bedrooms and a bathroom WC with an overhead shower and spa bath. Further benefits include gas central heating and double glazing. Externally there is a garden to the rear with a decked area and lawn.

Viewings are highly recommended. For more information and to book a viewing, please call our team on 0191 236 2070.

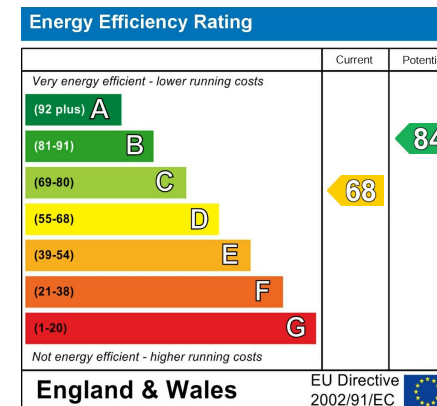
Council tax band *A



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.



The difference between house and home

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