



 Jan Forster

 Jan Forster

Moor Park Road | North Shields | NE29 8AZ
£1,100 Per Calendar Month



 Jan Forster



- Semi-Detached House
- Well-Presented
- Garage + Driveway
- Great Area
- Transport Links
- Available Now
- Three Bedrooms
- Beautiful Gardens
- Local Facilities
- Council Tax Band: C



 Jan Forster



 Jan Forster



Jan Forster Estates welcome to the rental market this well-presented, semi-detached family home on Moor Park Road in North Shields. The property is available now on a part furnished basis.

Ideally positioned in a sought-after location, this home enjoys close proximity to a range of local amenities, including convenient shops and highly regarded schools -perfect for the growing family. Excellent transport links make getting around easy, with regular bus services providing direct access to both the coast and Newcastle city centre. For drivers, the nearby A1058 Coast Road and A19 offer effortless connections to surrounding areas and beyond.

The accommodation briefly comprises, to the ground floor: an inviting entrance hallway leading to a spacious lounge-diner, complete with a feature bay window, a charming fireplace, and French doors opening to the rear garden. The well-appointed kitchen offers a range of fitted wall and base units, along with an integrated oven and hob. To the first floor, the landing provides access to three well-proportioned bedrooms and a contemporary three-piece family bathroom with WC.

Externally, the property enjoys an easy-to-maintain front garden with mature shrubs, complemented by a block-paved driveway offering convenient off-street parking and access to an attached garage. To the rear lies a delightful garden featuring both patio and lawn areas, bordered by some established shrubs- an ideal setting for alfresco dining, summer entertaining, or simply relaxing outdoors.

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


Council Tax Band: C



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

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.



www.janforsterestates.com