





- Available Now
- End of Terrace Home
- Off-Street Parking
- Good Transport Links
- Viewing A Must
- Part Furnished Basis
- Two Bedrooms
- Ground Floor WC
- Close To Local Amenities
- Call For More Information





This well-presented, two-bedroom end-terraced house, situated in a popular residential cul-de-sac in Longbenton. Available immediately on a part-furnished basis, this charming home is ideal for professionals, couples, or small families seeking comfortable accommodation in a convenient location.

Longbenton is a well-established area offering excellent access to a wide range of local amenities, including supermarkets, shops, schools, leisure facilities, and healthcare services. The property is ideally positioned for commuters, benefiting from excellent transport links via nearby Metro stations, regular bus services, and easy access to major road networks including the A1 and A19. The nearby Freeman Hospital, Quorum Business Park, and Newcastle city centre are all within easy reach.

Benefiting from a quiet cul-de-sac setting, the property briefly comprises: entrance hall, ground floor WC, a bright and airy lounge with feature fireplace, and a spacious kitchen/diner fitted with a range of wall and base units and French doors opening onto the rear garden. To the first floor there are two generously sized bedrooms, both benefiting from fitted storage, together with a modern three-piece bathroom suite with overhead shower.

Externally, the property enjoys a low-maintenance front garden and driveway providing off-street parking. To the rear is a spacious enclosed garden, offering an excellent outdoor space for relaxing and entertaining.

We anticipate strong interest in this attractive home. To arrange a viewing or for further information, please contact our team on 0191 236 2070.

Council Tax Band: B

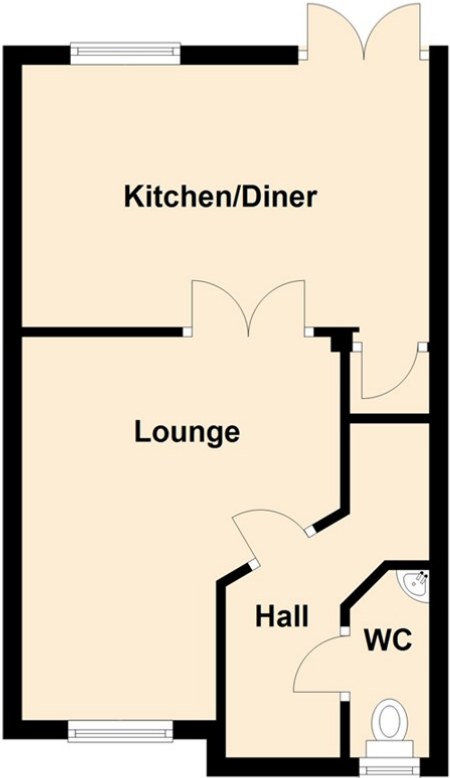


Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

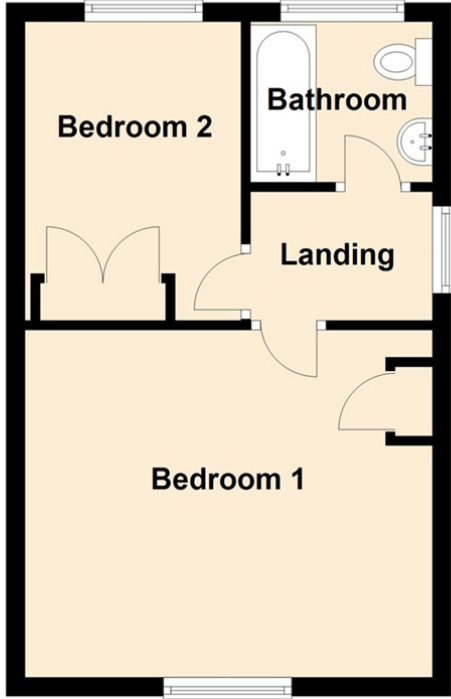
The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance 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.

**Ground Floor**



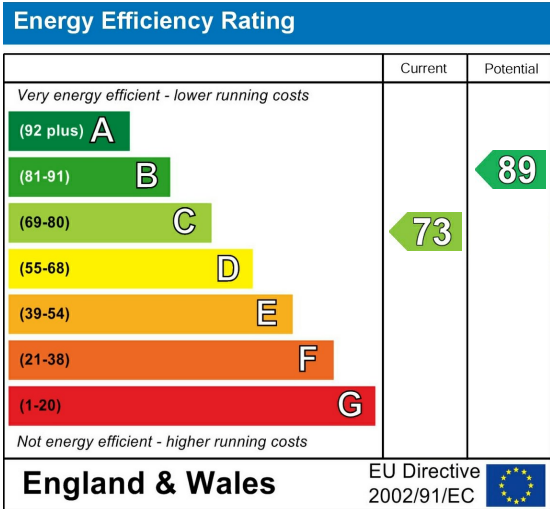
**First Floor**



**The difference between house and home**

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**Contact Us: 0191 236 2070**