





- Available Now
- Three Bedrooms
- Off Street Parking
- Garage
- Viewing Recommended
- Unfurnished
- Two Bathrooms
- Ground Floor WC
- Close To Amenities
- Call For More Information





THREE BEDROOM TERRACED HOUSE with OFF STREET PARKING & GARAGE.
Available now on an unfurnished basis, in a popular location in Longbenton.

Briefly comprising to the ground floor:- entrance hallway with WC, spacious lounge with French doors leading out to the rear and kitchen with fitted wall and floor units and integrated oven and hob. To the first floor there are three bedrooms; the main with an en-suite, and there is also a family bathroom WC. Externally there are gardens to the front and rear.

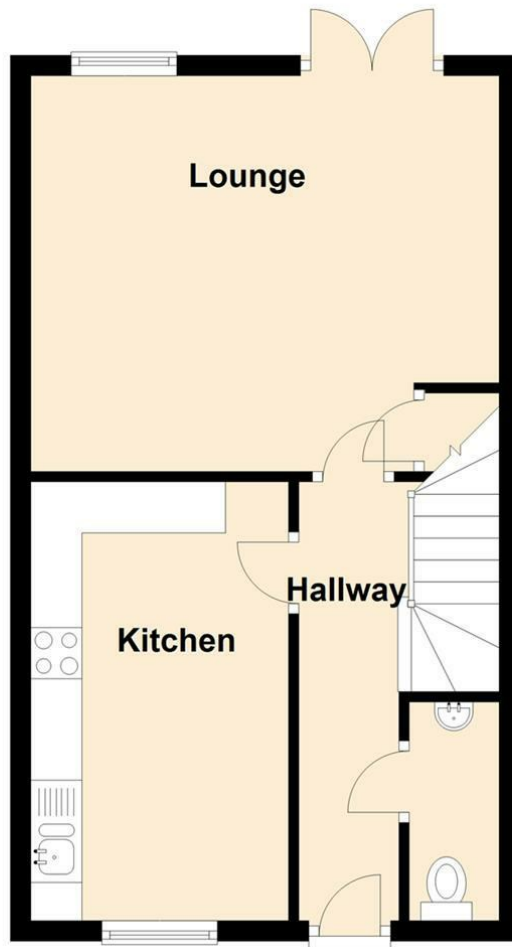
The location offers excellent transport links and easy access to Longbenton and Four Lane Ends Metro stations, the Coast Road and A19. A range of local shops, amenities, schools and leisure facilities are close by, while Quorum Business Park and surrounding areas including Benton, Forest Hall and South Gosforth are readily accessible. Newcastle City Centre is also within easy commuting distance, making this a convenient and well-connected location for both commuters and families.

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

Council tax band: B



Ground Floor



The difference between house and home

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www.janforsterestates.com

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Us: 0191 236 2070

