





- Two Bedrooms
- Available October
- Stunning Views
- Ground Floor WC
- MUST BE VIEWED
- Semi Detached Home
- Unfurnished
- Allocated Parking
- Split Level Garden
- Call For More Information





Jan Forster Estates are delighted to welcome to the market this immaculate semi-detached family home on Cawfield Street, within the ever-desirable development, The Rise. Available from early October on an unfurnished basis.

The Rise brings a new kind of living to Scotswood, offering homes in a range of contemporary designs ideal for modern life. With panoramic views of the River Tyne and Newcastle City Centre only minutes away, this is a fantastic location.

The property features an entrance hall leading to a contemporary kitchen, ground floor WC, and spacious lounge/diner with French doors opening onto the South-facing garden. There is also useful understairs storage.

To the first floor, there are two generous bedrooms, with bedroom two benefiting from stunning valley views. Completing the internal accommodation is the modern three-piece family bathroom, featuring a shower over the bath.

Externally, there is a small town garden to the front, along with an allocated parking bay. To the rear is a South-facing garden with uninterrupted views and a patio area, ideal for entertaining during those warm summer evenings.

For more information or to arrange a viewing, please call 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.

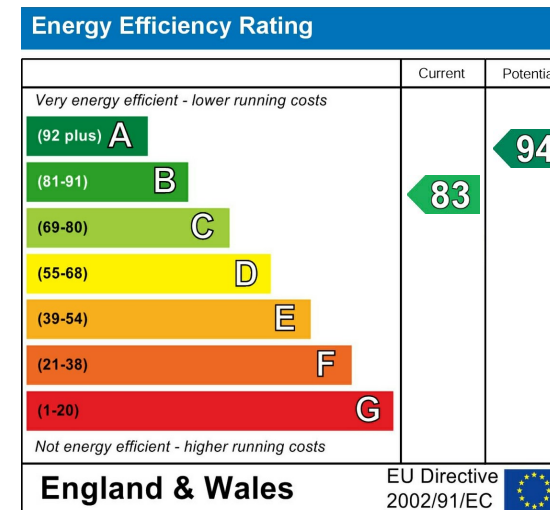
The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance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

The difference between house and home

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Contact Us: 0191 236 2070

