Jan Forster

Firtrees | Gateshead | Tyne and Wear | NE10 8LE

£950 Per Calendar Month

3 1 1

- Popular Location
- Available NOW
- Unfurnished
- Three Bedrooms
- Front and Rear Gardens
- Garage
- Council Tax Band: B
- Viewing A Must
- Call For More Information

This attractive three-bedroom semi-detached property, featuring a spacious garage, is offered unfurnished and ready for immediate occupation in the ever-popular Firtrees, in Gateshead.

The area benefits from a good range of local amenities and the property is just a 10-minute walk from Windy Nook Nature Park and is also close to Whitehills Nature Reserve, making it perfect for those who enjoy green open spaces. There are convenient local bus links nearby, providing easy access to surrounding areas.

The property briefly comprises: inviting entrance hallway; bright and airy lounge with double doors leading into the dining room; sliding doors opening onto the rear garden; and a kitchen fitted with a range of units.

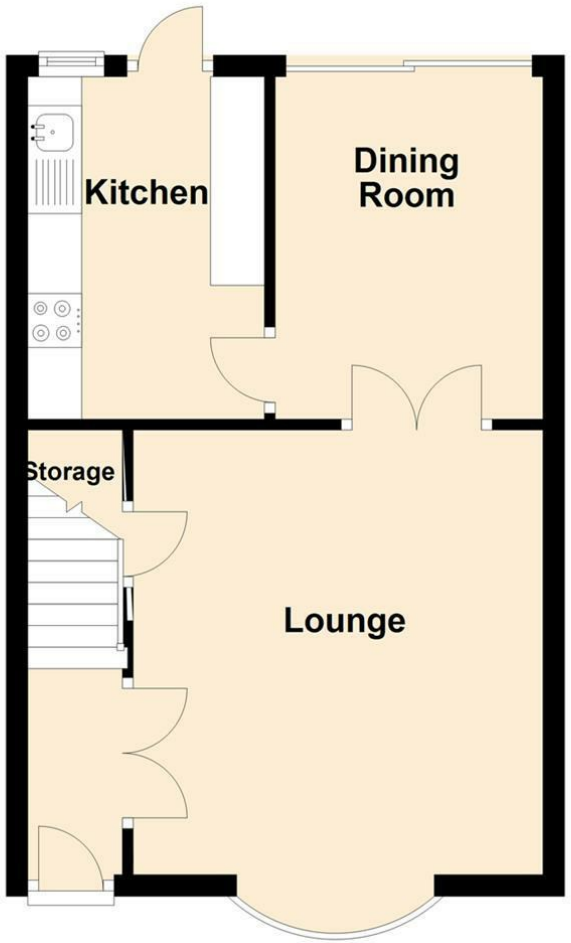
To the first floor, there are three bedrooms - two generous doubles with fitted storage - and a modern three-piece shower room WC.

Externally, the home boasts beautiful, well-kept gardens to the front and rear, along with a garage providing additional storage or parking.

For more information or to book a viewing, please contact our Gosforth branch on 0191 236 2070.

Council Tax band: B

Ground Floor



The difference between house and home

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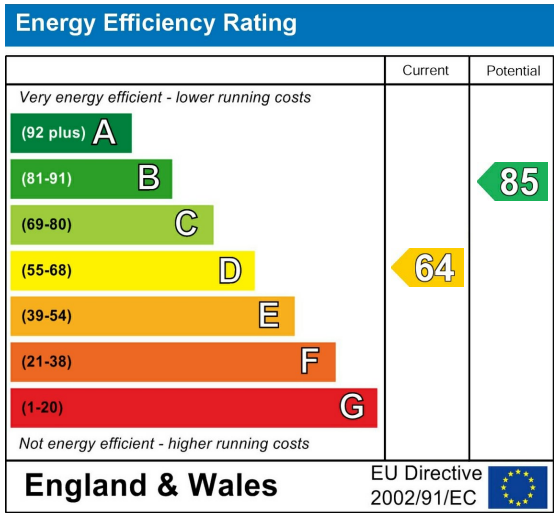
www.janforsterestates.com

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.



Contact Us: 0191 236 2070