





- Three Bedrooms
- Available NOW
- Detached Garage
- Private Rear Garden
- Terraced House
- Immaculate Throughout
- Off Street Parking





Three bedroom terrace house located in the ever popular Kingston Park with easy access to many local amenities including schools, retail park, superstore, public transport via Metro line and superb access to the A1 motorway.

The ground floor of the property briefly comprises:-entrance hallway, lounge with storage beneath the stairs, dining room and a fitted kitchen. To the first floor is the master bedroom with built in wardrobes, bedrooms two & three and a three piece family bathroom. Externally the property benefits from front and rear gardens with the rear benefiting from a sunny Southerly aspect and a garage with off street parking.

Internal viewing is highly recommended to appreciate value of accommodation on offer. For more information and to book your viewing please call our Gosforth team.





The difference between house and home

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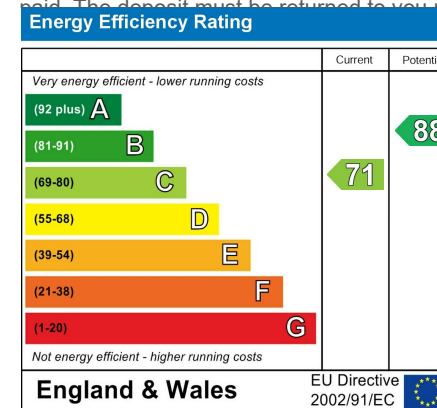


www.janforsterestates.com

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



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