





3



null



2

- Semi Detached House
- Three Bedrooms
- No Upper Chain
- En Suite
- Open Plan Lounge/Kitchen
- Ground Floor WC
- Rear Garden
- Off Road Parking
- Council Tax Band *C*





** Video Tour on Our YouTube Channel | <https://youtu.be/hObM4LLOa0E> **

This modern, three-bedroom semi-detached property is available now and offered unfurnished.

Located within the popular Staithes development, with excellent transport links into Newcastle City Centre and lovely Riverside walks.

Internally the property briefly comprises to the ground floor, entrance hallway with ground floor WC, and a spacious, open plan kitchen dining room with fitted units and an 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.

The property benefits from gas central heating and double glazing. Externally there are lawned gardens to the front and rear along with a driveway offering allocated parking.

Early viewings come highly recommended. For more information, please call our team on 0191 236 1079.

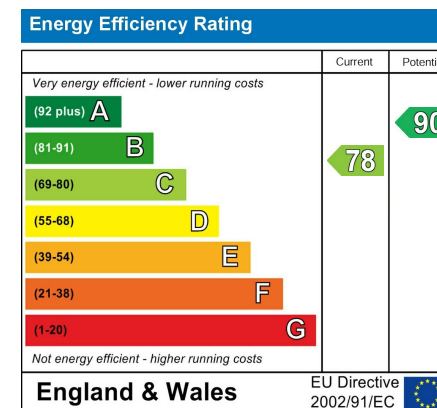
Council Tax Band *C*.



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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



www.janforsterestates.com

Gosforth

High Heaton

Tynemouth

Property Management Centre

0191 236 2070

0191 270 1122

0191 257 2000

0191 236 2680

