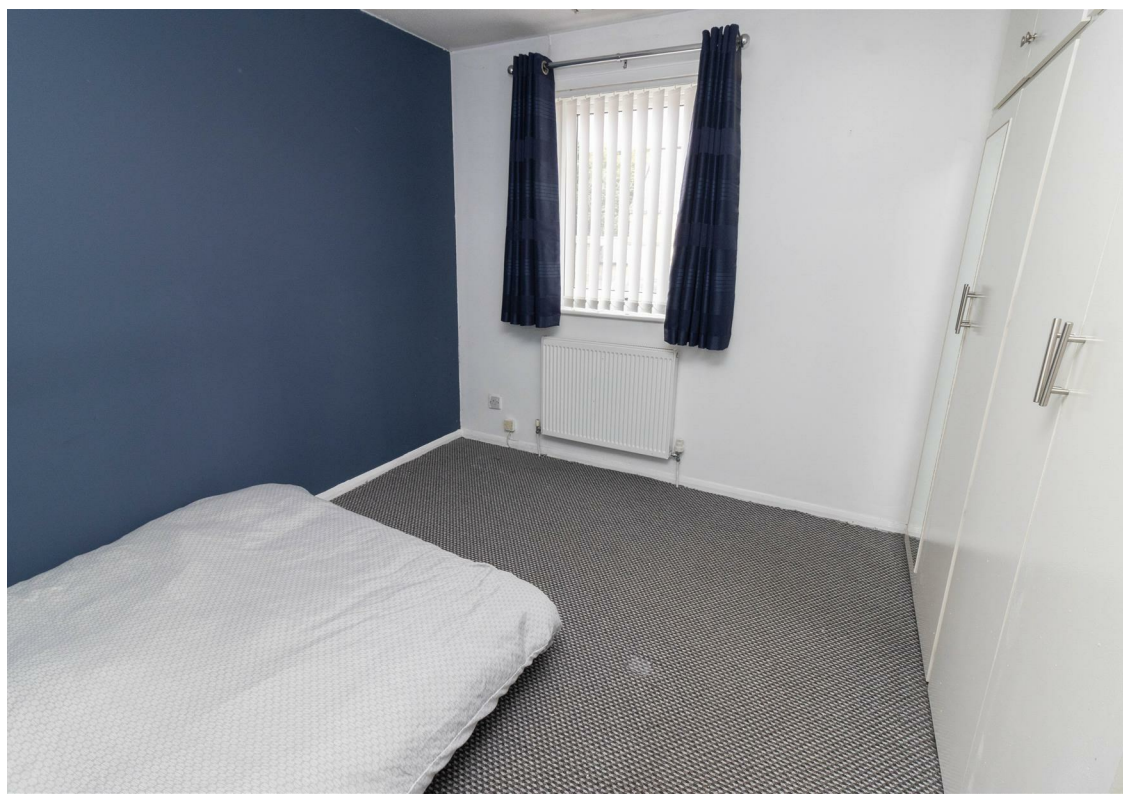






- Available Early/Mid June
- Two Bedrooms
- Open Plan
- Rear Garden
- Video Tour Available
- Unfurnished
- Transport Links Nearby
- Conservatory
- Council Tax Band *A*
- Call For More Information





**** Video Tour on our YouTube Channel | <https://youtu.be/6kfBB9jidL0> ****

Jan Forster Estates welcome to the rental market this two bedroom end terrace property. Offered on a unfurnished basis and available Early/Mid June, viewings come highly recommended.

This property boasts a cosy, open plan reception room, perfect for relaxing after a long day, and a kitchen with a range of wall and floor units providing ample storage. To the first floor there are two bedrooms and a modern bathroom WC with L-shaped bath and shower over, along with under-sink storage.

Situated in a prime location, this house is close to amenities, ensuring that everything you need is within easy reach. The added bonus of driveway parking to the front means you'll never have to worry about finding a spot after a busy day out.

Step outside to discover a lovely rear garden with a patio area and lawn; ideal for enjoying a cup of tea on a sunny morning or hosting a barbecue with friends and family.

For more information and to book a viewing please call out Gateshead office on 0191 487 0800.

Council Tax band *A*.





The difference between house and home

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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

