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- Cottage Style Home
- Open Plan Living
- Utility Area
- Available NOW
- Council Tax Band *A*
- Two Double Bedrooms
- Ground Floor WC
- Rear Yard
- Furnished
- MUST BE VIEWED





COTTAGE STYLE HOME | TWO DOUBLE BEDROOMS | AVAILABLE NOW

Jan Forster Estates are delighted to welcome to the market this well-presented cottage-style terraced home, offered with immediate availability

Ideally located on the sought-after March Terrace in Dinnington, the property offers a wealth of benefits, such as public transport links and local facilities, and is within close proximity to well-regarded schools and established walking routes/bridle paths. This home will appeal to a variety of buyers, including first time buyers and expanding families alike.

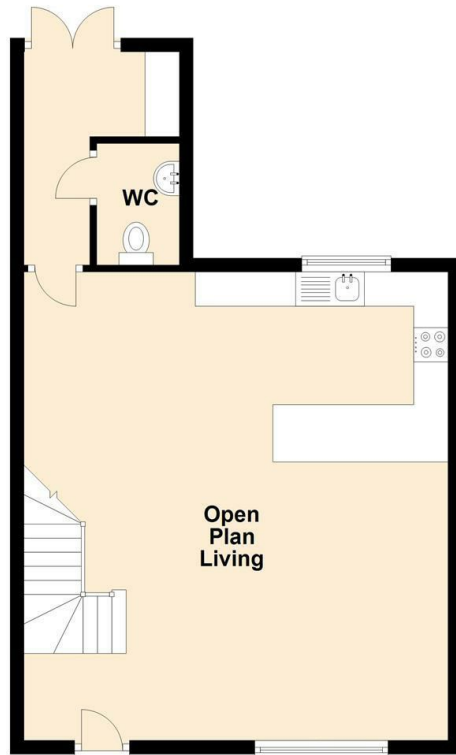
Briefly comprising to the ground floor:- generous open plan lounge-kitchen with access to the utility room and the ground floor WC. Off the landing to the first floor there are two double bedrooms and a shower room with Velux window. Externally, there is an easy to maintain garden to the front, a yard and garden to the rear with storage, and a parking area.

Overall, a lovely home that has to be viewed to be appreciated. Please call our Gosforth branch on 0191 236 2070 for more information or to book a viewing.

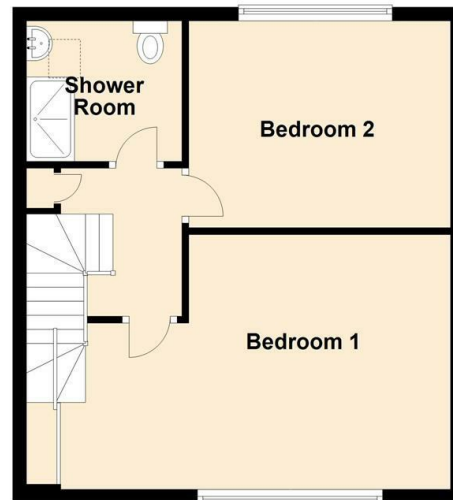
Council Tax band *A*.



Ground Floor



First Floor



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 proceed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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