





- Prime Location
- Three Bedrooms
- Front and Rear Gardens
- Walking Distance To Metro
- Available NOW
- Semi Detached House
- Driveway and Garage
- Excellent Amenities Nearby
- Council Tax Band *D*
- Unfurnished With White Goods





This three-bedroom, semi-detached house is nestled on the popular Beatty Avenue, in Jesmond. Available now and offered unfurnished with white goods.

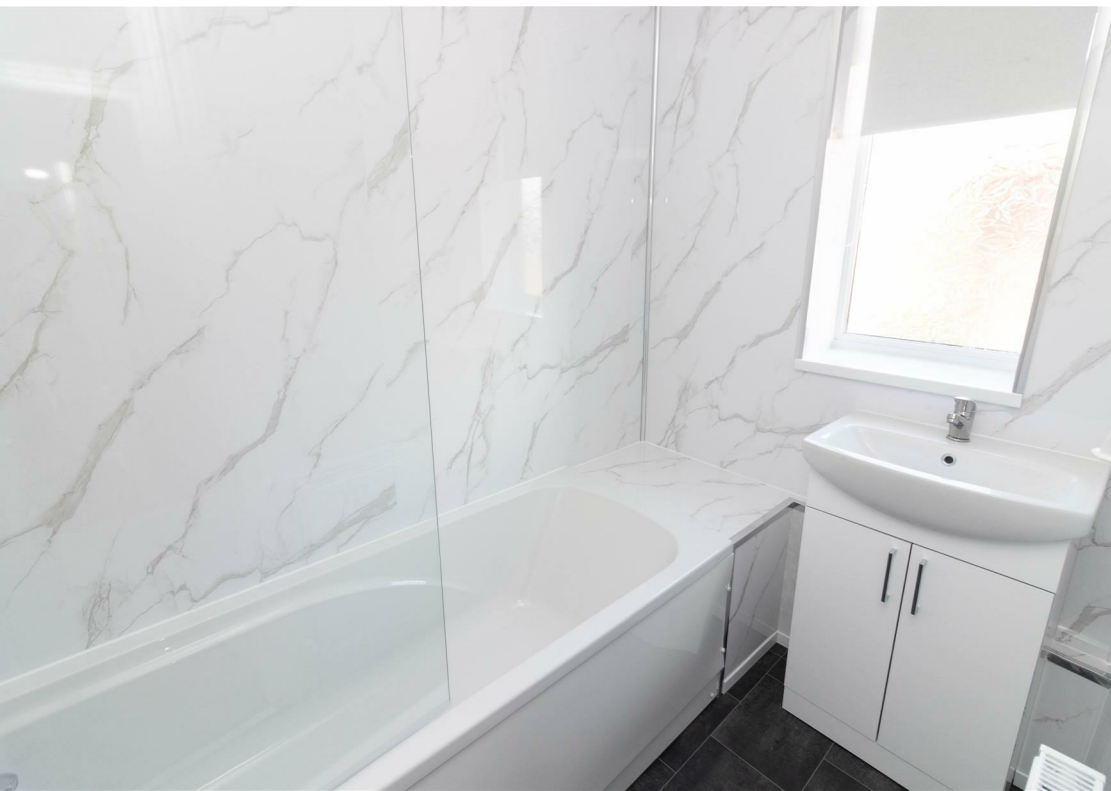
Ideally located, the property is within walking distance of Newcastle city centre, hospitals, and the universities - making it perfectly suited for professionals, students, and academics alike. Excellent transport links, including nearby Metro, ensure seamless connectivity across the city and beyond. The lively Osborne Road, with its array of boutique shops, cafés, and popular restaurants, is just around the corner. For those who enjoy the outdoors, the expansive Town Moor and tranquil Paddy Freeman's Park offer beautiful green spaces right on your doorstep.

Internally the property briefly comprises: - entrance hallway, bright and airy lounge with bay window, and kitchen with fitted wall and floor units and access to the rear. To the first floor there are three good-sized bedrooms, the main with a bay window, and there is a stylish bathroom WC with shower over the bath and under sink storage. Further benefits include gas central heating and double glazing.

Externally there is a garden and driveway to the front leading to the attached garage. There is also a delightful garden to the rear with a lawn and raised plant bed.

For more information and to book a viewing please call our sales team on 019 236 2070.

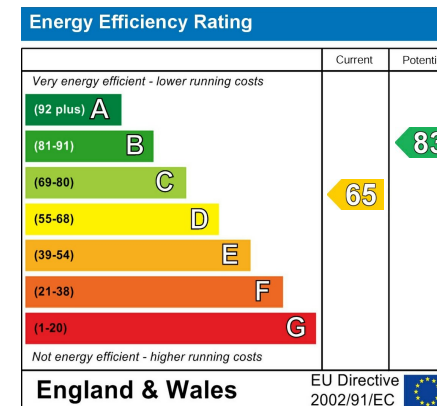
Council Tax band *D*.



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

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