



 Jan Forster

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Dene Grove | South Gosforth | Newcastle Upon Tyne | NE3 1PX

£1,950 Per Calendar Month



3



2



1

- Superb Family Home
- High Specification
- Furnished or Unfurnished
- Off Street Parking
- Freehold
- Stunning Extension
- Available End of July
- Open Plan Living
- Council Tax Band *C*
- Viewing A Must





** 360° Tour | <https://www.madesnappy.co.uk/tour/1gfd7g1ec32> **

This simply stunning, three-bedroom, semi-detached, family home is nestled in a pleasant position on Dene Grove, in South Gosforth. Available at the end of July on a furnished or unfinished basis.

Renovated to an exceptional standard throughout, the property boasts high-spec fixtures and fittings, stylish interiors, and a thoughtfully extended kitchen/dining/living area - offering an ideal blend of modern comfort and charm.

Perfectly placed for professionals and families alike, the home is just a short walk from South Gosforth Metro Station (less than 5 minutes), offering quick and direct access to Newcastle City Centre. A wide range of local amenities are nearby, including cafés, restaurants, shops, and excellent schools. The Freeman Hospital is also within easy reach along with beautiful Jesmond Dene, offering outdoor activities for all ages.

Internally, the accommodation briefly comprises: - bright and spacious lounge with bay window and feature fireplace; and a simply fabulous, extended open-plan kitchen/dining/living area to the rear. This showstopping space is flooded with natural light thanks to Velux windows and bi-folding doors, and features high-quality fitted units, integrated appliances, and sleek worktops - perfect for entertaining or relaxing. A separate utility room and a stylish ground floor WC complete the ground floor. Upstairs, there are three well-proportioned bedrooms - one with bay window - and all benefit from fitted wardrobes. The contemporary family bathroom includes under-sink storage and modern tiling, and the WC is separate for added convenience. The property also benefits from gas central heating and full double glazing.

Externally, landscaped gardens sit to the front and rear, with the rear enjoying a sunny Westerly aspect. A driveway provides off-street parking and leads to secure storage with garage door access.

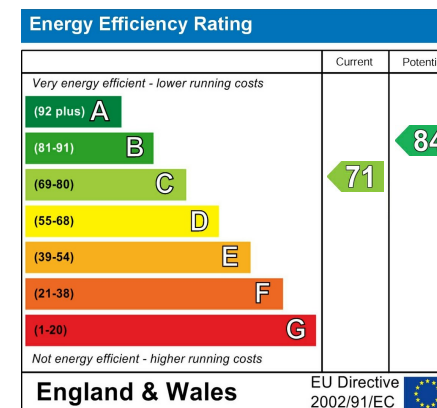
Please call 0191 236 2070 for more information.



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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