





3



1



1

- Three Bedrooms
- Terraced Home
- Unfurnished
- Available Now
- Close to Amenities
- Transport Links Nearby
- Council Tax Band: A
- Viewing Recommended
- Call For More Information





This well-presented three-bedroom terraced home is situated in Gainford, on the outskirts of Low Fell, and is now available to let on an unfurnished basis.

The property enjoys a convenient location, offering easy access to a wide range of local amenities, schools, and excellent transport links, making it ideal for both families and professionals.

Internally, the ground floor comprises an entrance porch leading into a bright and airy lounge. An inner hallway provides useful storage and a utility area, while the fitted kitchen includes a spacious dining area, perfect for everyday living.

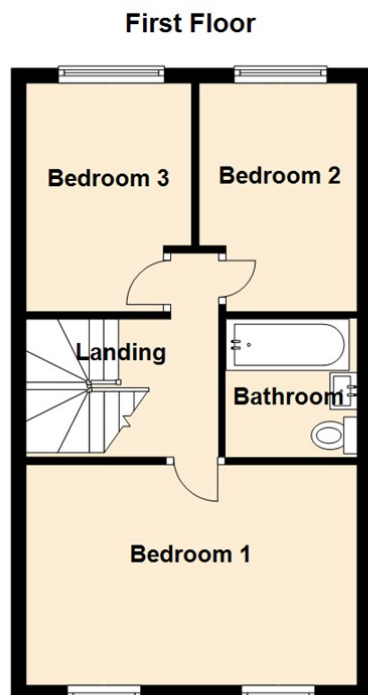
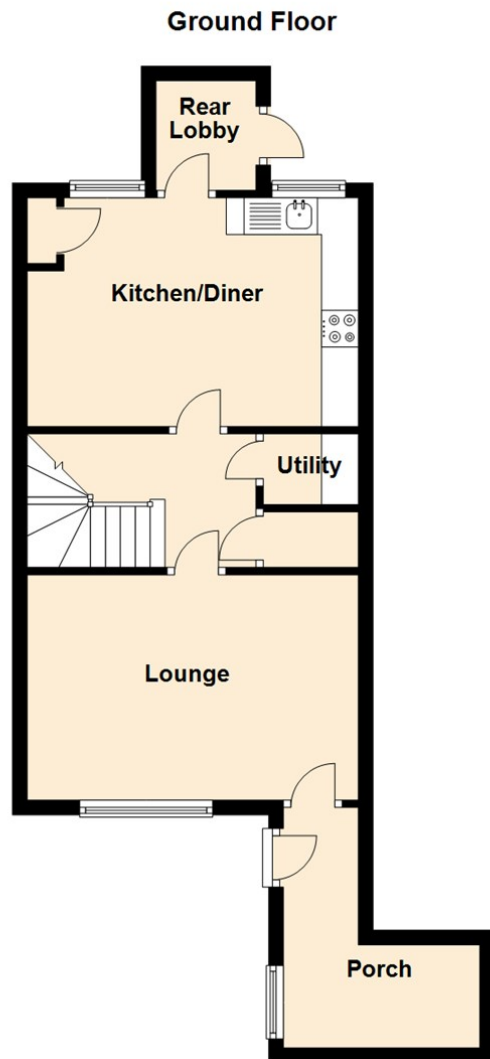
Upstairs, there are three well-proportioned bedrooms and a modern family bathroom WC with a shower over the bath.

Externally, the property benefits from low-maintenance paved gardens to the front and rear, and there is on-street parking available.

Early viewings are highly recommended. For more information please contact our team on 0191 236 2070.

Council Tax Band: A





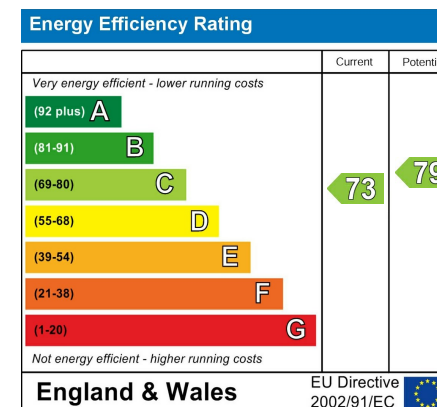
The difference between house and home

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.

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.



Gosforth

0191 236 2070

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680



www.janforsterestates.com

