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- Popular Location
- Three Bathrooms
- Immaculate Throughout
- En-Suite Facilities
- Off-Street Parking
- Five Bedrooms
- Conservatory
- Sought After Location
- Under Floor Heating
- Available December





Jan Forster Estates are delighted to welcome to the market this stunning, FIVE bedroom semi detached home on Hersham Close in Kingston Park. The property boasts a 25ft lounge diner, two en-suites, and under-floor heating to the conservatory. Available beginning of December on an unfurnished basis.

Located in the ever popular Kingston Park which has easy access to a wealth of local amenities including schools, shops, retail parks, local superstore, and superb transport links with the Metro and A1 Motorway.

Briefly comprising:- entrance porch, hallway with double doors onto the 25ft lounge diner with feature fireplace, immaculate kitchen with built-in dishwasher, oven & hob, and ample soft-close floor and wall units, and there is also a conservatory with independent under floor heating and garden access. Completing the ground floor is the converted garage to provide the property's second bedroom with an en-suite.

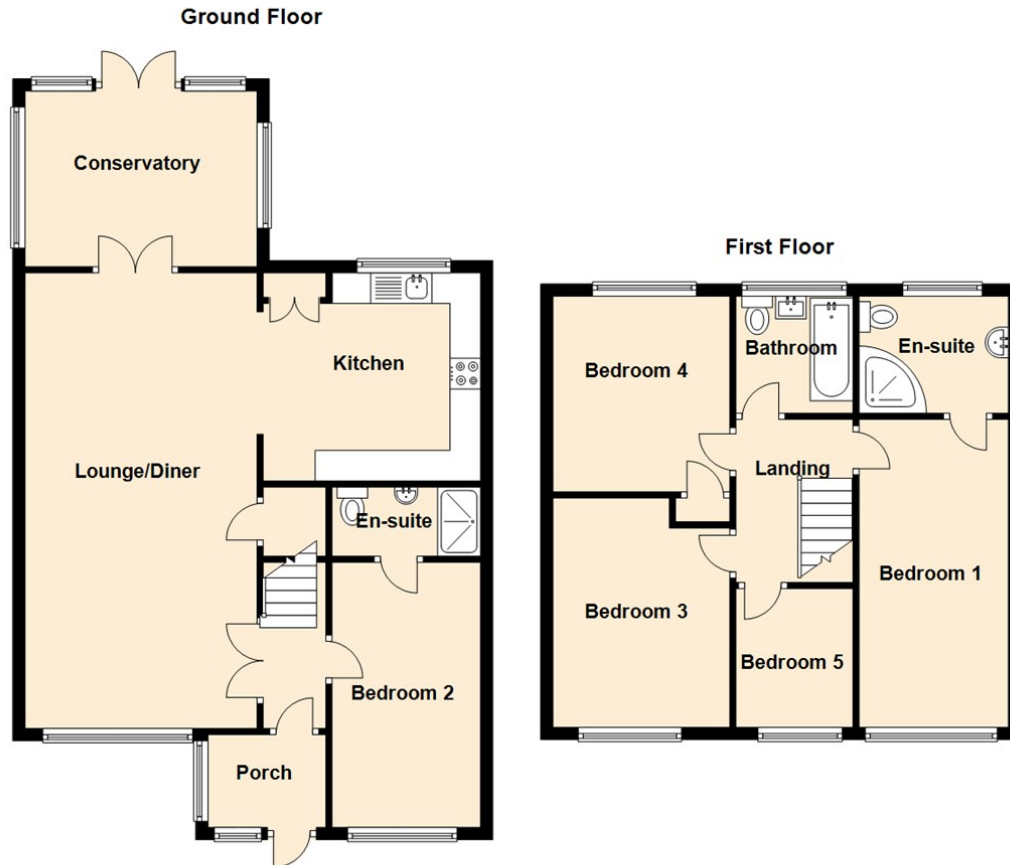
Off the landing to the first floor, there are four generous bedrooms; bedroom one providing an en-suite. There is also a three piece family bathroom with a shower over the bath.

Externally there is a double width drive offering off-street parking for multiple vehicles to the front. At the rear, there is an enclosed garden with gated access onto Windsor Way.

For more information and to book your viewing please call our team on 0191 236 2070.

Council Tax Band: C





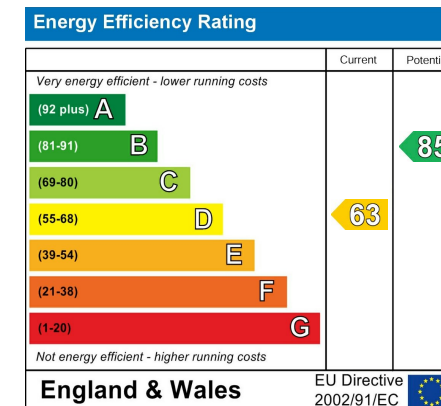
The difference between house and home

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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.



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