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- Popular Location
- Three Bedrooms
- Available December 23rd
- Off Street Parking
- Viewing Recommended
- Semi Detached Home
- Open Plan Living
- Unfurnished
- Close To Amenities
- Call for More Information





This three-bedroom, semi-detached home is situated on the popular Kenton Crescent, in Gosforth. The property is offered on an unfurnished basis and available December 23rd.

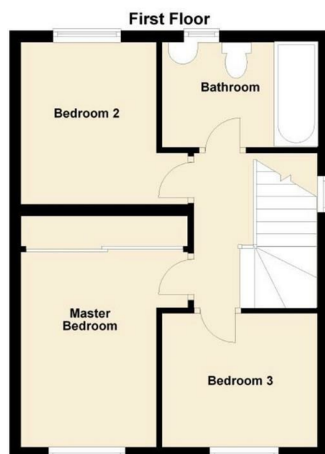
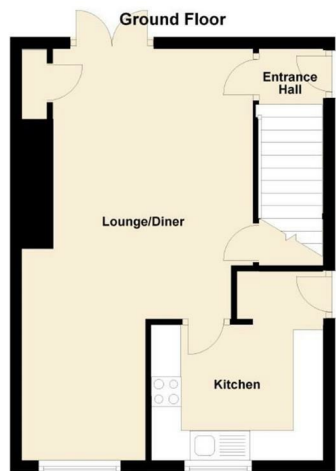
Conveniently positioned for excellent access to a wide range of local amenities, including well-regarded schools, shops, and reliable public transport links. Additional shopping, leisure, and dining options are close by on Gosforth High Street, Kingston Park, and within Newcastle city centre, making this an ideal location for both families and professionals.

The accommodation briefly comprises an entrance porch, a spacious lounge/dining room and a modern fitted kitchen to the ground floor. Upstairs, there are three well-proportioned bedrooms and a family bathroom/WC. The property benefits from gas central heating via a condensing combination boiler and double glazing throughout. French doors open from the lounge onto a generous lawned rear garden, while the front of the property offers off-street parking for two vehicles with wrought-iron concertina gate access.

Early internal viewing is highly recommended in order to appreciate the high standard of accommodation on offer. Please call 0191 236 2070 for more information.

Council Tax band: A





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	78
England & Wales EU Directive 2002/91/EC 		