





- Two Bedrooms
- Available Now
- Garage & Driveway
- Corner Plot
- Cul-de-Sac Location
- Well Presented
- Gas Central Heating
- Double Glazing
- Many Local Amenities
- Unfurnished





This significantly improved, two-bedroom, semi-detached property is available now on an unfurnished basis.

Located on the ever-popular cul-de-sac of Garthfield Corner, the property has superb access to the A1 motorway, shops, and schools with further amenities offered via regular public transport links into Newcastle City Centre.

Internally the accommodation has been fully renovated and benefits from gas central heating and double glazing. Briefly comprising to the ground floor: - entrance hallway, lounge with bay window, modern fitted kitchen spanning the full width of the property with pantry beneath the stairs and direct access into the garage. To the first floor, there are two generous bedrooms and a modern three-piece family bathroom room WC with shower over the bath.

Externally there is a substantial block paved driveway to the front leading to an attached garage and there is a well-proportioned rear garden.

Overall, a great home that must be viewed to appreciate the accommodation on offer. Please call 0191 236 2070 for more information.

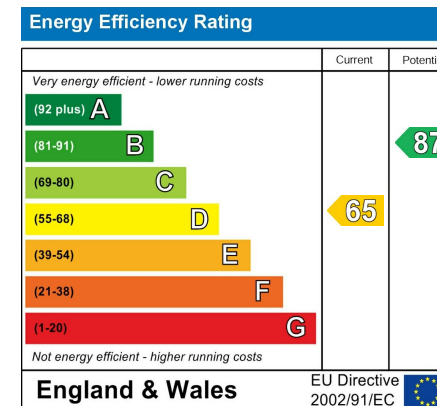
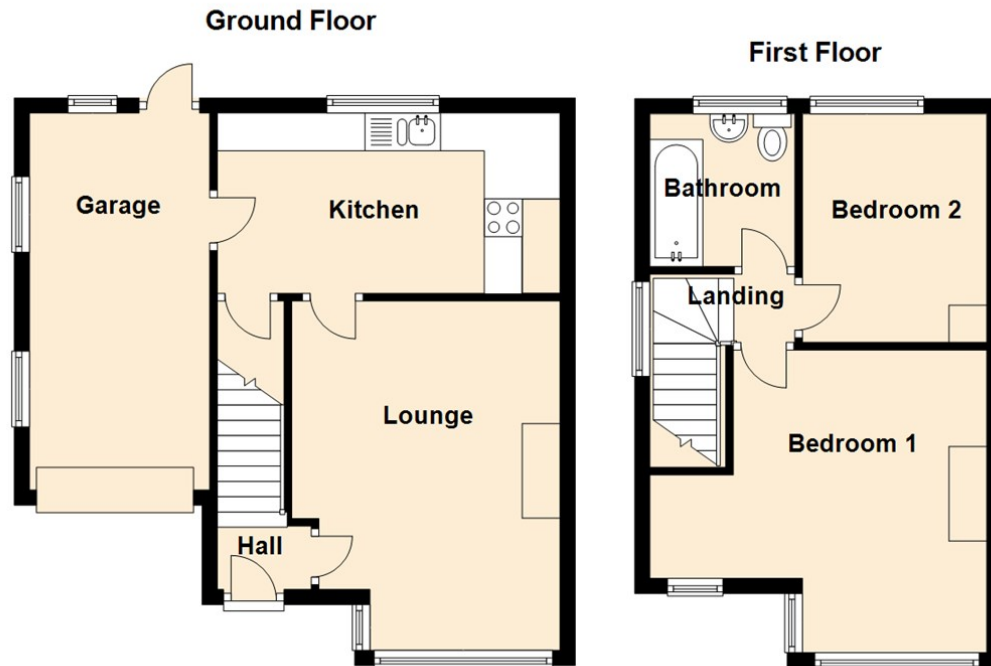
Council Tax band: B



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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