Jan Forster

Lealholm Road | Longbenton | Newcastle Upon Tyne | NE7 7NN

£1,100 Per Calendar Month

3 1 1

- Popular Location
- Three Bedrooms
- Semi Detached Home
- Utility Room
- Close To Amenities
- Available Now
- Unfurnished
- Viewing Recommended
- Call for More Information

This recently refurbished, three-bedroom, semi-detached home is located on the much sought-after Lealholm Road in Longbenton and is available NOW on an unfurnished basis.

The accommodation is well presented throughout and briefly comprises a welcoming entrance hallway leading into a comfortable lounge, followed by a modern open-plan kitchen and dining area with fitted wall and floor units. A separate utility area provides additional practicality and gives access to a ground floor WC and a useful storage room.

To the first floor, the property offers three well-proportioned bedrooms along with a modern three-piece family bathroom with WC. The recent refurbishment enhances the sense of space and light throughout, creating a warm and inviting family home.

The area is well regarded for its strong sense of community and wealth of local amenities. Residents benefit from convenient access to a variety of shops, supermarkets, cafés and well-regarded schools, all within easy reach. The location is particularly attractive to commuters, with excellent transport connections including regular bus services, Longbenton Metro station, and swift access to major road links such as the A1 and A19, providing seamless travel across Newcastle, the wider North East and beyond.

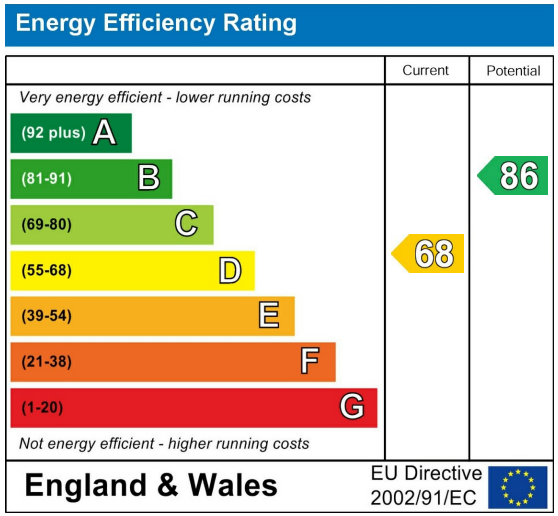
Early interest is strongly anticipated. To arrange your viewing, please contact the team on 0191 236 2070.

Council Tax Band: A

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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Contact Us: 0191 236 2070

www.janforsterestates.com