



### 3 Bedroom Semi-Detached

Osprey Walk, Newcastle Upon Tyne

**£1,300** per month



- Semi-detached house
- Contemporary fitted kitchen
- Spacious lounge
- French doors lead to garden
- Neutral decor
- Enclosed rear garden
- Parking for multiple cars



### **3 Bedroom Semi-Detached**

**£1,300** per month

Osprey Walk, Newcastle Upon Tyne, NE13  
9DW

Entrance hallway leading to breakfasting kitchen, wc/cloak and lounge to rear. The first floor has the primary bedroom with en-suite, bedroom two, bedroom three and the family bathroom.

Heated by gas with radiators and light fittings in all rooms.

The rear garden is patio and turf. Allocated off road parking.

## Location

### Why We Love Newcastle Great Park

Newcastle Great Park is a substantial urban development located to the north-west of Newcastle upon Tyne. This modern residential and commercial area, designed to accommodate over 4,500 homes, offers a blend of contemporary living with access to green spaces and local amenities. The development features schools, healthcare facilities, shops and recreational areas, making it a self-sustaining community. Strategically positioned near major transport links, Newcastle Great Park aims to provide a balanced lifestyle for its residents, combining the tranquility of suburban living with the conveniences of urban proximity.

Newcastle Great Park boasts excellent amenities, including the Great Park Community Centre with a football pitch and the Havannah Three Hills nature reserve.

The developing Newcastle Great Park Town Centre already features several useful shops, such as Guinot Beauty Salon, One Stop, a pharmacy, and Morrison's supermarket.

Dining options include Kwai Feh, a Chinese sit-in and takeaway restaurant, and Plaza Bistro. Other services available are U-Salon, 66-Barbers, Vanilla & Dreams, and Great Park Dentistry. Lemon Tree Soft Play offers a perfect spot for parents to entertain their children.

Great Park Academy is under construction and set to open in 2025, while Havannah First School, located near the Sage roundabout, has recently opened. This excellent educational facility will cater to children aged 4-16, providing a significant asset to Newcastle Great Park.

Additionally, Brunton First School is another established and highly sought-after school in the area. Pre-school facilities include Plantpots Montessori Playgroup and a private nursery.

### TENANCY DEPOSIT PROTECTION

For fully managed properties Bird House Properties Ltd will protect your tenancy deposit in the



Government approved scheme My Deposits membership number M01200857. Deposits will be the equivalent to 1 x month"s rent.

#### REDRESS SCHEME

Bird House Properties are members of PRS The Property Redress Scheme. You can find out more information about this by contacting the agency directly.

#### PERMITTED PAYMENTS

The holding deposit required will be the equivalent to 1 x weeks rent. The deposit fee will be off-set against the first month"s rent. The holding deposit fee is non-refundable if you are found to have

provided misleading information on the application form. We carry out references via Vouch and we use the Goodlord platform to send you tenancy related paperwork and contracts.

The holding deposit does not constitute an offer until the references have been successfully carried out. The holding deposit is also non-refundable if you fail "Right to Rent" checks which are carried out on all prospective tenants.

The holding deposit fee is also non-refundable if you withdraw from the property for any reason or fail to take reasonable steps to enter into the tenancy within an agreed timescale.

All utilities, council tax, gas, electric, oil, telephone, broadband, television licence and water rates will be paid for by the tenants.

A late rent charge, where the tenant is more than 14 days in arrears will be charged at 3% per annum above the Bank of England base rate until the rent appears are cleared.

Where the tenant/s request early termination of the tenancy, a fee not exceeding £600 including vat will be payable to Bird House Properties Ltd to cover reasonable costs associated with the termination and re-letting of the property.

Keys &#8211; Bird House Properties require all keys provided with the tenancy agreement be returned. Should keys go missing there will be reasonable costs for replacements ranging from £10 to £19.95 inclusive of vat for the key and £15 per hour no vat for staff time.

#### ADDITIONAL INFORMATION

Bird House Properties Ltd are members of CMP who offer "client money protection" here our clients funds are protected within the scheme.



## Property Description

### Ground Floor

Hallway -

Lounge - 12' 5" x 15' 8" (3.8m x 4.8m)

Breakfasting kitchen - 11' 3" x 8' 7" (3.43m x 2.64m)

WC/cloaks -

### First Floor

Primary bedroom - 9' 10" x 9' 10" (3.02m x 3.02m)

En-suite -

Bedroom two - 10' 8" x 8' 11" (3.26m x 2.72m)

Bedroom three - 6' 6" x 6' 5" (2m x 1.97m)

Bathroom -

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 96 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.