



## 7 Kenton Crescent, Newcastle Upon Tyne, NE3 4NS

£995 Per Calendar Month

\*\*\* AVAILABLE IMMEDIATELY \*\*\* on an unfurnished basis is this spacious, three bedroom family home situated on the ever popular Kenton Crescent. The property is ideally located offering access to a wide range of local amenities, schools, bus routes and easy access to Gosforth, Newcastle City Centre and the

A1. The accommodation briefly comprises an entrance hallway, lounge/dining room, kitchen, three bedrooms and a family bathroom. The property also benefits from Gas Central Heating and double glazing throughout. Externally there is gated driveway to the front and a large, private rear garden which is perfect for those Summer evenings. Early viewing is highly recommended is highly recommended to avoid disappointment.

## **Entrance Hallway**

With stairs leading to the first floor and access through to the lounge/dining room.

## **Lounge/Dining Room**

Bright and airy lounge/dining room with a UPVC window overlooking the front aspect and UPVC patio doors leading out to the private rear garden. There is a living flame effect fire with feature surround, gas central heating radiators and a handy storage cupboard.

## **Kitchen**

Fitted with a range of wall and base units, integrated oven, hob and extractor fan, UPVC window overlooking the front aspect, gas central heating radiator and a UPVC door offering access to the front external.

## **Main Bedroom**

Spacious bedroom with the benefit of built in wardrobes, UPVC window overlooking the rear aspect and a gas central heating radiator.

## **Bedroom Two**

Large second bedroom with a UPVC window overlooking the front aspect and a gas central heating radiator.

## **Bedroom Three**

Third bedroom with a UPVC window overlooking the rear aspect and a gas central heating radiator.

## **External Areas**

Gated driveway with space to park two cars and a large, laid to lawn private rear garden.

## **Agent Note**

### **Holding Deposit:**

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days

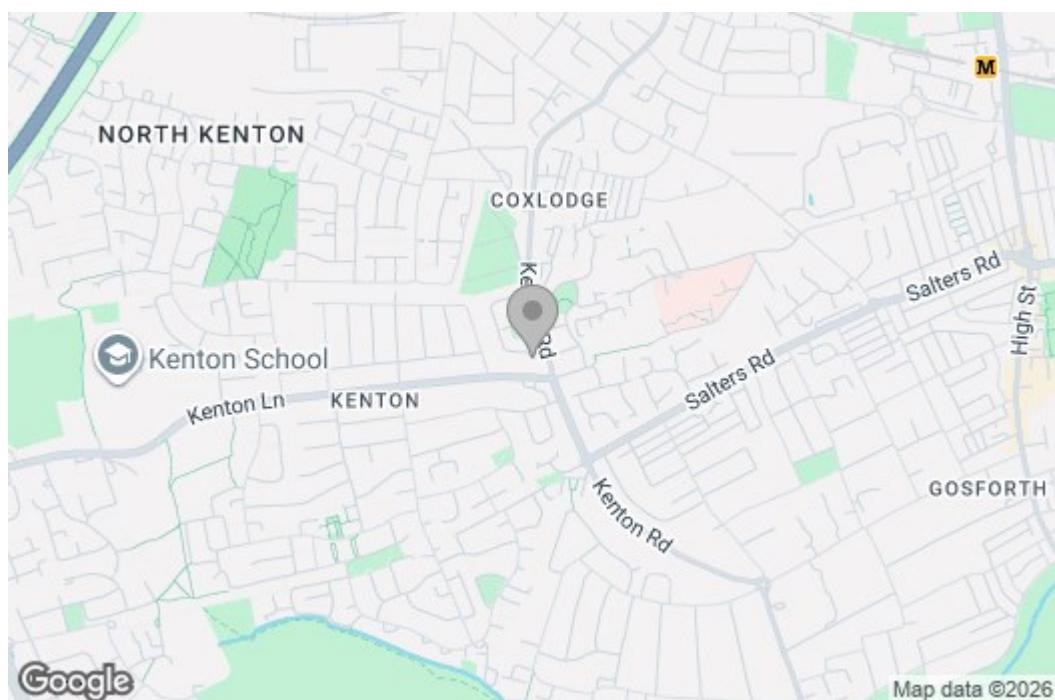
### **Upfront Costs:**

1 Months rent upfront

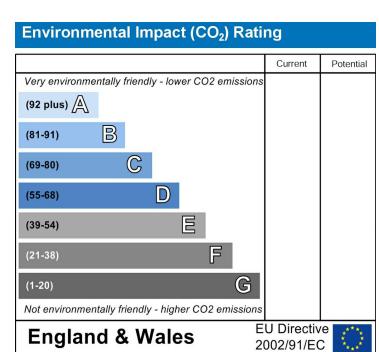
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

## Floor Plan

### Area Map



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give an representation or warranty in respect of the property.

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