





- Mid Terraced House
- Two Bedroomed Home
- Close To The Metro Station
- Double Glazed
- Modern Fitted Kitchen
- Un-Furnished House
- Excellent Location
- Gas Central Heating
- Council Tax Band *B*
- Private Rear Yard





Within very close proximity of the Metro station, this very well presented two bedroom terrace house is now available to a new coming tenant. This property is available unfurnished and offers the buyer a great home in a very well regarded location.

The house consists of an entrance hall, lounge, dining room, kitchen and a private yard. On the first floor there are two bedrooms and a bathroom with separate WC. This property has been superbly improved and offers very comfortable living space, as you would expect the property is warmed with gas central heating and also boasts double glazing.

The location of this property is without doubt extremely central and you are within easy striking distance of most Tyneside centres. The exact location affords ease of access to the A19 and the Tyne Tunnel. The A1058 Coast Road is also close by so you have a direct route to Newcastle City Centre. There are also good links to public transport facilities which include prime bus routes and the Metro service. For the growing family, the property is well positioned for access to well regarded schools.

For more information and to book a viewing please call our Tynemouth branch on 0191257 2000.

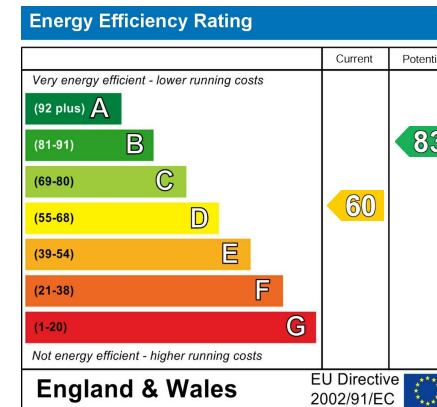
Council Tax band *B*



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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