







- Period Terraced House
- Handy Study Area
- Available Furnished
- Double Glazed Windows
- Garden To Front
- Four Bedroom Home
- Gas Central Heating
- Private Rear Yard
- Central Location
- Viewing Essential







This substantial four bedroom terraced house is available NOW and offered on a furnished basis.

Internally the property is spread over three floors and briefly comprises to the ground floor; entrance hallway, lounge with walk-in bay window, dining room with walk-in bay window, kitchen with fitted units and integrated oven and hob a there is a handy utility room. To the first floor there are two double bedrooms, a bathroom with feature tub and walk-in shower cubicle, a separate WC and a study. To the second floor are a further two double bedrooms; both with Velux windows and one with an en suite. Externally there is a town garden to front and a private yard to the rear. The property further benefits from gas central heating and double glazing.

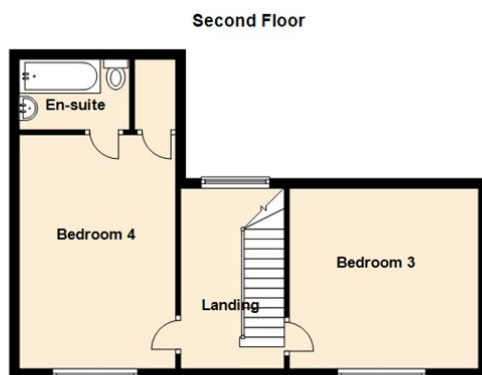
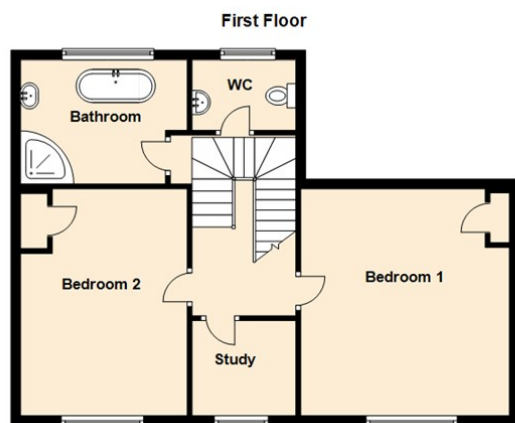
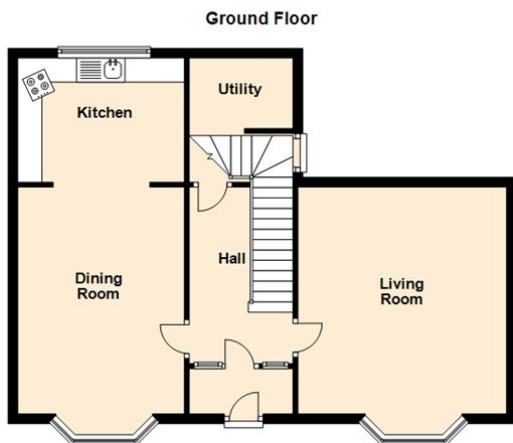
The location of this property is without doubt extremely central and within easy reach of North Shields Fish Quay along with a fabulous variety of local amenities including cafes, bars and restaurants. There are good transport links and prime bus routes nearby, and King Edwards Bay and Tynemouth Long Sands Beach are only a short commute away. For the growing family the property is well positioned for access to very well-regarded schools.

In order to get a real feel for this home you should view the property as soon as possible. This will give you a much better understanding of how charming this property is. Please call 0191 257 2000 for more information.

Council Tax band \*C\*







## The difference between house and home

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	46	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

<b>Gosforth</b>	<b>0191 236 2070</b>
<b>Newcastle</b>	<b>0191 284 4050</b>
<b>High Heaton</b>	<b>0191 270 1122</b>
<b>Tynemouth</b>	<b>0191 257 2000</b>
<b>Low Fell</b>	<b>0191 487 0800</b>
<b>Property Management Centre</b>	<b>0191 236 2680</b>



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