







- Large Semi Detached House
- Newly Fitted Kitchen
- Modern Refitted Bathroom
- Unfurnished Property
- En-Suite Facility
- Four Bedroom Home
- Gas Central Heating (Hive)
- Excellent Location
- Backing Onto Cricket Ground
- Stunning 1950's Home







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/iL4PJzH3ITY> \*\***

A superbly presented and a much improved four bedroom semi-detached house, which is available now on a unfurnished basis.

The property briefly comprises to the ground floor: entrance hall with cloaks, bright and airy lounge, double doors to dining area and a kitchen which has been refitted and is well appointed with a hob, oven, dish washer and fridge freezer. There is also a handy ground floor WC and utility section. To the first floor you are presented with four bedrooms, an opulent family bathroom WC and main bedroom with stunning en-suite. Externally there is a good-sized garage and gardens to the rear backing onto the cricket ground. To the front there is an easy to maintain paved garden with a driveway leading to the integral garage.

The location of this property is without doubt extremely central and a fabulous variety of local amenities are within easy reach including cafes, bars and restaurants. You are within close proximity to the beach and the A1058 Coast Road is also close by, offering easy access to Newcastle City Centre. There are good links to public transport facilities including prime bus routes and the Metro service. 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.

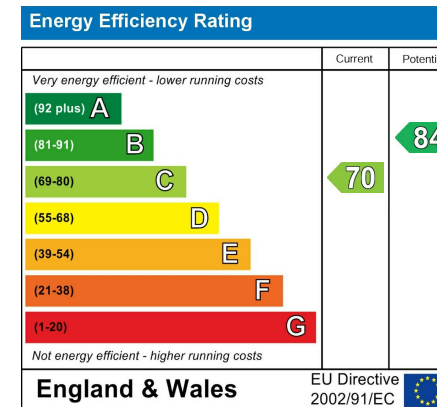
Council Tax band \*D\*.



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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