







- Three Bedrooms
- Gas Central Heating
- Sought After Location
- Ideal Family Home
- Available Now
- Modern Kitchen
- Double Glazing
- Front Garden & Rear Yard
- Garage
- Unfurnished Basis







This fantastic, three bedroom end of terrace home is positioned in a popular location in West Moor and is available now on an unfurnished basis.

This sought-after and well-connected location is ideally positioned to offer both comfort and convenience. With a variety of amenities within the area itself, and close proximity to Forest Hall and Killingworth, residents enjoy easy access to a wide range of shops, reputable schools, and excellent transport links. The location also benefits from nearby green spaces, including the scenic Rising Sun Country Park - perfect for outdoor activities and enjoying a relaxed, lifestyle.

Immaculately presented throughout with a recently renovated kitchen, the property briefly comprises: - entrance hall, bright and airy lounge and modern and spacious kitchen dining room with stylish fitted units, integrated appliances and access to the rear. To the first floor there are three bedrooms, the main with fitted wardrobes, and there is a modern family bathroom WC. The property also benefits from gas central heating and double glazing throughout.

Externally there is a gardens to the front and yard to the rear. There is also a garage providing further off street parking.

Viewings are highly recommended of this ideal family home. Please call 0191 210 1122.

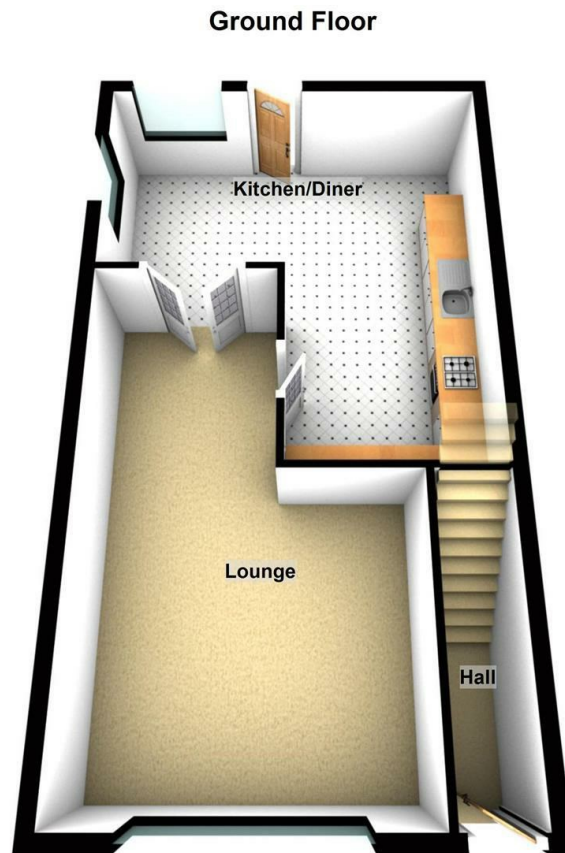
Council Tax Band \*C\*.




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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## The difference between house and home

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