





- **Semi-Detached House**
- **Offered Unfurnished**
- **Two Bedrooms**
- **Cul-de-Sac Location**
- **Transport Links**
- **Available Now**
- **Well-Presented**
- **Garage & Driveway**
- **Local Facilities**
- **Council Tax Band: B**





Jan Forster Estates are delighted to present to the rental market this significantly improved, two-bedroom, semi-detached home in Westerhope. The property is available now and is offered unfurnished.

Situated on the ever-popular cul-de-sac of Garthfield Corner, this property enjoys superb access to the A1, offering excellent connectivity for commuters and easy travel to surrounding areas. Regular public transport links also provide convenient routes into Newcastle city centre. In addition, a selection of local shops and schools are located nearby, ensuring everyday amenities are close at hand.

The accommodation has been fully renovated and benefits from gas central heating and double glazing, ensuring comfort and energy efficiency throughout the year. To the ground floor, the property briefly comprises an entrance lobby leading to a beautifully presented lounge featuring a bay window that fills the space with natural light. The impressive modern kitchen spans the full width of the property and includes a useful pantry beneath the stairs, fitted wall and base units, integrated appliances, and direct access to the garage- offering both style and practicality. To the first floor, there are two generous bedrooms and a contemporary three-piece family bathroom WC, complete with a shower over the bath.

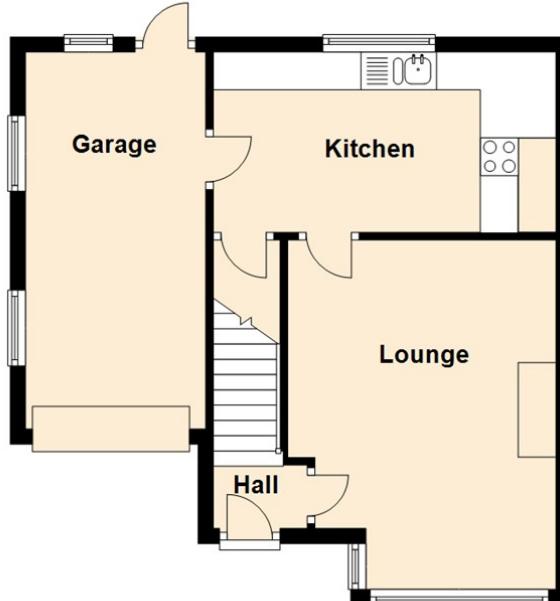
Externally, the property boasts a generous block-paved driveway to the front, providing ample off-street parking and leading to an attached garage for additional convenience. To the rear, there is a well-proportioned garden featuring both patio and lawned areas, as well as some mature shrubs- perfect for relaxing and enjoying time outdoors.

Overall, a great home that must be viewed to appreciate the accommodation on offer. Please, call our rental team on 0191 236 2070 for more information or to book a viewing.

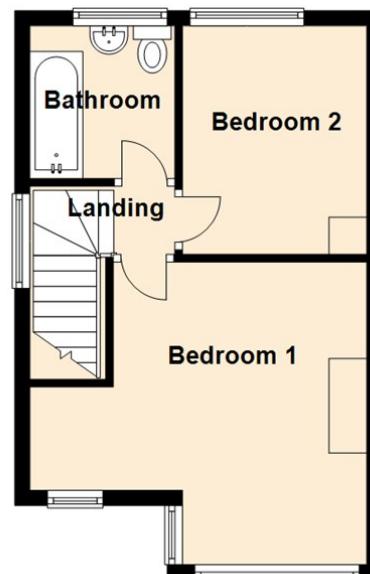
Council Tax Band: B



## Ground Floor



## First Floor



## 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



[www.janforsterestates.com](http://www.janforsterestates.com)

Contact Us: 0191 236 2070

