





- **Detached House**
- **Modern Interior**
- **Garage**
- **Ground Floor WC**
- **Available August**
- **Three Bedrooms**
- **Wrap Around Garden**
- **Off Street Parking**
- **Utility Room**
- **Unfurnished Basis**





Situated on the highly sought-after Waterbury Road within the prestigious Brunton Park, Gosforth, this delightful, three-bedroom detached family home offers spacious accommodation throughout. Available on an unfurnished basis from early August.

Occupying one of the most desirable plots on the estate, the property enjoys generous living space both inside and out, while benefiting from excellent access to a wide range of local amenities. Highly regarded schools, local shops, public transport links, and convenient access to the A1 motorway are all within easy reach, making this an ideal home for families and professionals alike.

The accommodation briefly comprises an entrance porch with ground floor WC, welcoming entrance hallway with useful storage, a bright and spacious lounge featuring a bay window, and a stunning open-plan dining kitchen fitted with contemporary wall and base units, a central island, and ample space for entertaining. A separate utility room and integral garage complete the ground floor.

To the first floor, there are three well-proportioned bedrooms and a beautifully appointed four-piece family bathroom featuring both a bath and separate shower. The property further benefits from double glazing and gas central heating throughout.

Externally, a paved driveway to the front provides off-street parking and leads to the integral garage. To the rear, the property boasts a superb wrap-around garden, beautifully stocked with mature planting and offering an excellent outdoor space for relaxing, entertaining, and family enjoyment.

Early viewing is highly recommended to fully appreciate the quality, space, and location. For further information, please contact our team on 0191 236 2070.

Council Tax Band: E



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.

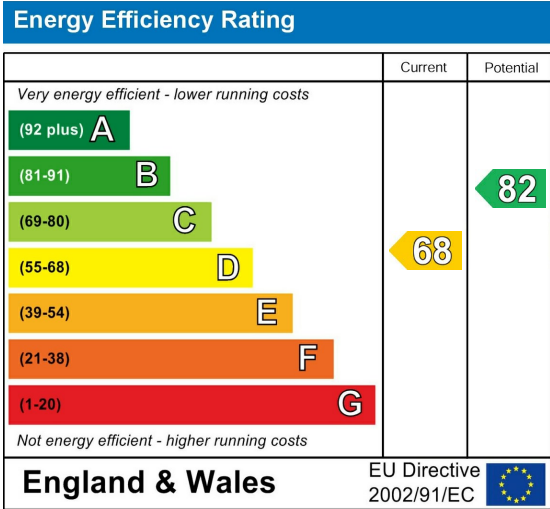
Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline 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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