



 Jan Forster

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Greenlee Drive | Haydon Grange | Newcastle Upon Tyne | NE7 7GA

£1,700 Per Calendar Month



 Jan Forster

 4       2       2

- **Detached House**
- **Integral Garage**
- **En-Suite Facility**
- **Available March 2026**
- **Council Tax Band: D**
- **Four Bedrooms**
- **Generous Rear Garden**
- **Downstairs WC**
- **Unfurnished Basis**
- **Call For More Information**



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This exceptional four-bedroom, detached family home with integral garage is available from March 2026 on an unfurnished basis.

Well regarded for its convenient location and strong community feel, the area offers an excellent range of local amenities including independent shops, cafés, supermarkets and well-respected schools, as well as easy access to the green open spaces. The area is particularly popular with families and professionals alike, benefitting from regular public transport links and good road connections into Newcastle city centre, the Coast and surrounding areas, making it an ideal setting for those seeking both convenience and lifestyle.

Internally, the property briefly comprises to the ground floor a spacious lounge featuring a bay window, attractive fireplace and French doors that open into a bright and airy dining room, which in turn offers further French door access to the rear garden - creating an ideal space for both everyday family living and entertaining. The modern kitchen is fitted with a stylish range of high gloss wall and floor units and benefits from an integrated oven and hob, while a separate utility room and convenient ground floor WC add further practicality.

To the first floor there are four well-proportioned bedrooms, the principal bedroom enjoying the benefit of an en suite shower room, alongside a contemporary family bathroom WC. The home further benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency.

Externally, there is an easy to maintain garden to the front together with a driveway providing off-street parking and access to the integral garage. To the rear, a lovely enclosed garden offers a decked seating area, lawn and planted borders - perfect for relaxing or outdoor dining during the warmer months.

For more information and to arrange a viewing, please contact our team on 0191 236 2070.

Council Tax Band: D.



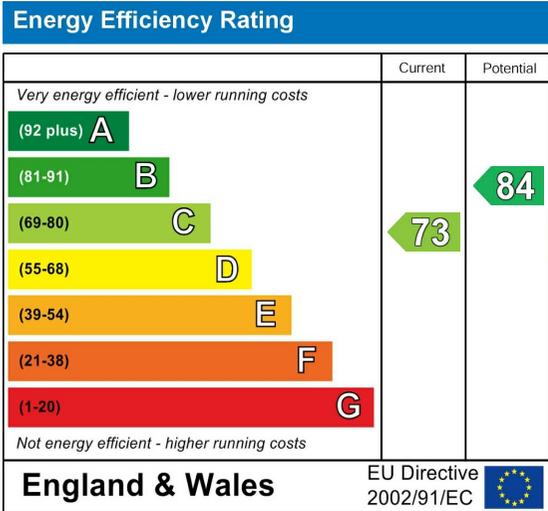
Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded 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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**Contact Us: 0191 236 2070**