



Jan Forster
FOR SALE

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Thornbury Close | Kingston Park | Newcastle Upon Tyne | NE3 2FD

£1,400



- Semi-Detached House
- Well-Presented
- Four Bedrooms
- En-Suite Facility
- Driveway and Garage
- Extended Home
- Popular Area
- Local Facilities
- Transport Links
- Council Tax Band: B





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Jan Forster Estates are delighted to welcome to the sales market this exceptional and well-presented four-bedroom, semi-detached family home. Ideally located on the ever-popular Thornbury Close in Kingston Park. Available now on an unfurnished basis.

Nestled in the sought-after Tudor Grange area, this property enjoys a prime location close to a range of excellent local amenities. Highly regarded schools, convenient shops, and Kingston Park Retail Park are all within easy reach. The nearby Metro station offers effortless access to Newcastle city centre and surrounding areas, while the A1 motorway is just moments away, providing swift connections for commuters and travellers alike.

The accommodation has been thoughtfully extended and offers generous, versatile living space throughout. On the ground floor there is a welcoming entrance hallway, a bright and airy lounge and a fabulous open-plan kitchen, dining and family room that forms the heart of the home, boasting stylish fitted units, bi-folding doors, and a centre island. There is also a separate utility room, ground floor WC, and a useful study, ideal for home working. To the first floor there are four well-proportioned bedrooms, the main with dual aspect windows and an en suite bathroom WC. There is also a modern family bathroom WC with four-piece suite. Further benefits include gas central heating, double glazing and solar panels with a storage battery.

Externally, the property boasts lovely gardens to three sides with a range of paved and lawned areas, providing excellent outdoor space, along with a garage and driveway offering ample off-street parking.

Early viewing is highly recommended. For more information, please call our sales team on 0191 236 2070.

Council Tax Band: B



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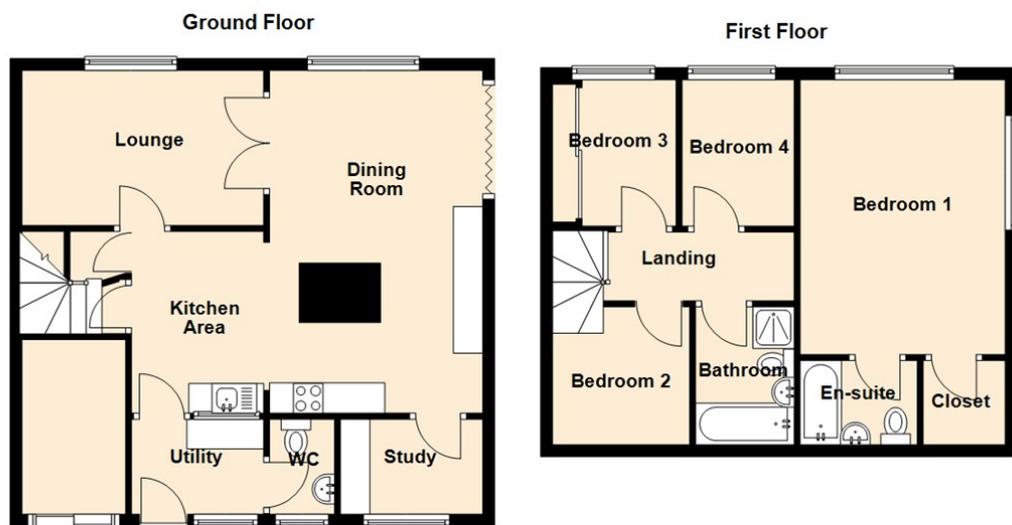


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Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding 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.

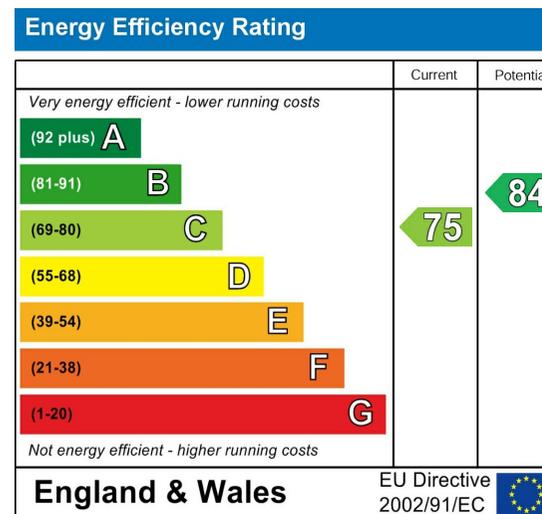
The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance 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.



The difference between house and home

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Contact Us: 0191 236 2070



www.janforsterestates.com

