





- Popular Location
- Available September
- Furnished
- Three Bedrooms
- Double Garage
- Off Street Parking
- Council Tax Band: F
- Close To Amenities
- Excellent Road Links
- Call For More Information





FOUR BEDROOM DETACHED HOUSE with Double Garage in Gosforth Great Park offered furnished and available early September

This beautifully presented and spacious detached home is set on a generous corner plot within the highly sought-after Great Park area of Gosforth. Offering exceptional living space throughout, the accommodation briefly comprises:

A welcoming reception hallway, three versatile reception rooms, a stylish and well-appointed breakfasting kitchen, and a convenient ground floor WC. To the first floor, the property features a spacious landing, an impressive main bedroom with en-suite, three further generously sized bedrooms (one of which also benefits from an en-suite), a study, and a modern family bathroom/WC.

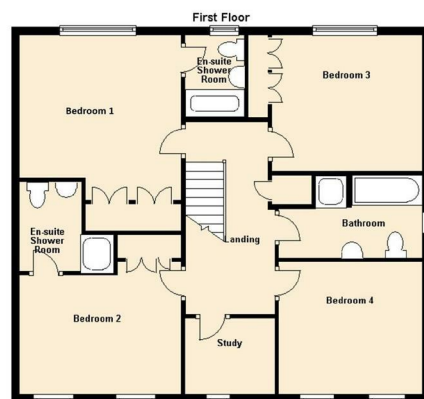
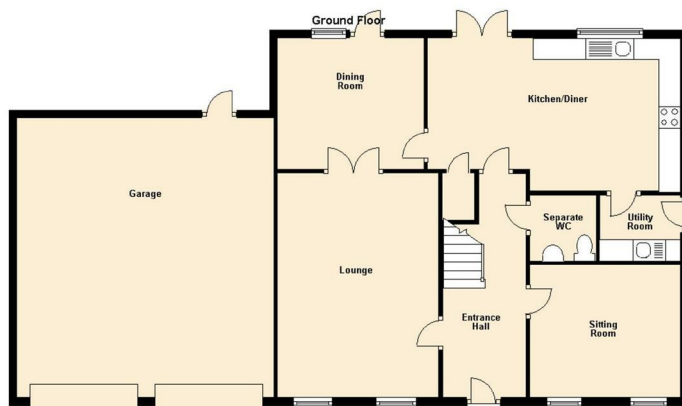
Externally, to the rear, there is a beautiful, private garden providing a perfect space for relaxation and outdoor entertaining. To the front, there is an attractive open-aspect courtyard and a driveway offering ample off-street parking, leading to an attached double garage.

This is a rare opportunity to acquire a substantial and elegantly designed family home in one of Gosforth's most desirable residential locations.

For more information on this, or similar properties, please call our Gosforth branch on 0191 236 2070.

Council Tax Band: F





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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	