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- Semi-Detached House
- Well-Presented
- Available Now
- Offered Unfurnished
- Three Bedrooms
- Ensuite Facility
- Allocated Parking
- Local Facilities
- Transport Links
- Council Tax Band: B





THREE BEDROOM END TERRACE HOUSE.

Jan Forster Estates welcome to the lettings market this well-presented semi-detached house, positioned in a popular area in Longbenton. The property is offered on an unfurnished basis and is available now, on an initial 12-month tenancy.

This home boasts an enviable location, just a short distance from the excellent range of shops on Longbenton Boulevard and the nearby Four Lane Ends. Outstanding transport links provide easy access to the city centre, with the metro station only a brief walk away, offering exceptional convenience for daily commuting and leisure travel alike.

The accommodation briefly comprises to the ground floor: an inviting entrance hallway with a convenient WC and useful understairs storage, a well-appointed kitchen fitted with a range of wall and base units along with an integrated oven and hob, and a bright, airy lounge-diner featuring French doors that open onto the rear garden. Off the landing to the first floor, you can find three bedrooms- two of which are doubles, with the main bedroom enjoying the added luxury of an ensuite shower room and a Juliet balcony. There is also a three-piece family bathroom WC that completes the layout. Externally, the property benefits from a low-maintenance front lawn and an enclosed rear garden, providing an ideal space for relaxation or outdoor entertaining.

This home must be viewed to appreciate the accommodation on offer. To book yours or for more information, please call our rental team on 0191 236 2070.

Council Tax Band: B





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

