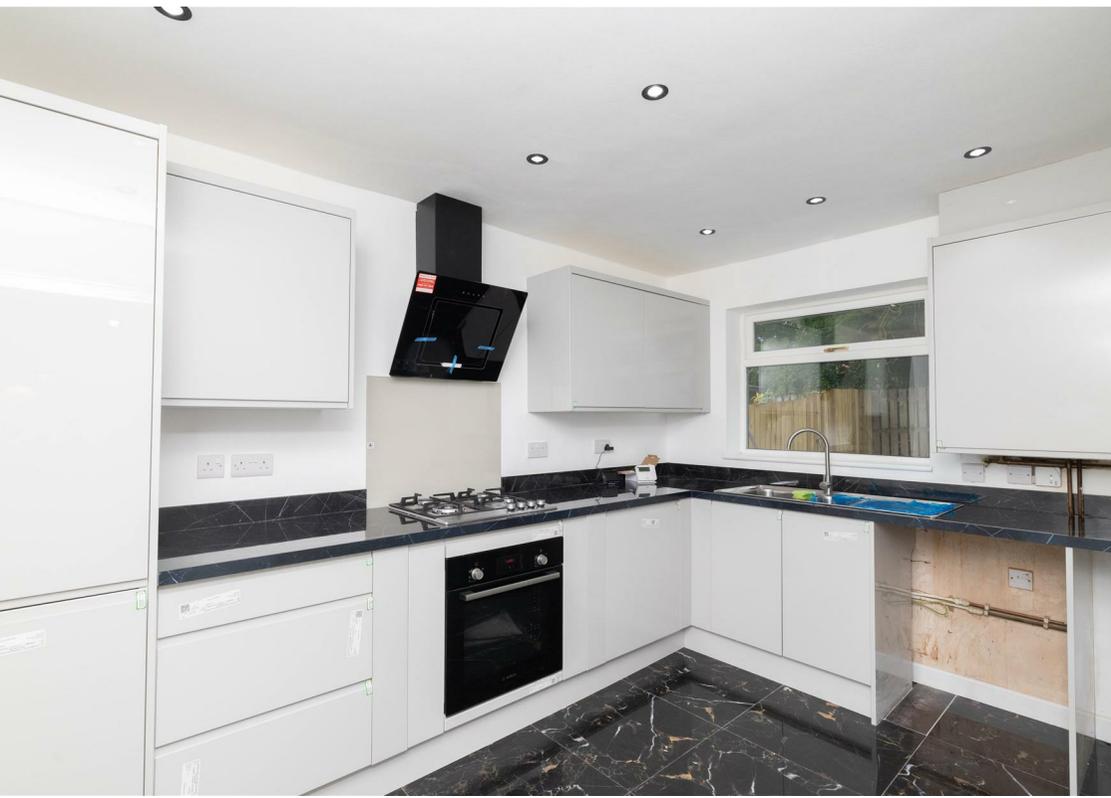






- **Detached Home**
- **Two Bathrooms**
- **Unfurnished**
- **Conservatory**
- **Call For More Information**
- **Three Bedrooms**
- **Available Now**
- **Off Street Parking**
- **Excellent Transport Links**





This three-bedroom, detached family home is positioned on Stonefold Close in Westerhope. Available now on an unfurnished basis.

The location is close to a wealth of local amenities including schools, shops and leisure facilities with further amenities offered via the A1 motorway and regular public transport links to Newcastle city centre.

Internally the property briefly comprises to the ground floor: - entrance porch, sitting room, spacious lounge dining room, sunny conservatory and a stylish refitted kitchen with wall and floor units, complementing work surfaces, integrated oven and hob and access to rear garden. To the first floor there are three good sized bedrooms, the main with an en suite and there is a contemporary family bathroom WC with shower over the bath and under sink storage. Further benefits include gas central heating and double glazing.

Externally there is a paved driveway to the front for off street parking, leading to an attached garage and there is a charming, split-level rear garden with a patio area and lawn.

This property really must be seen to be appreciated. For more information and to book your viewing, contact our sales team on 0191 236 2070.

Council Tax band: C

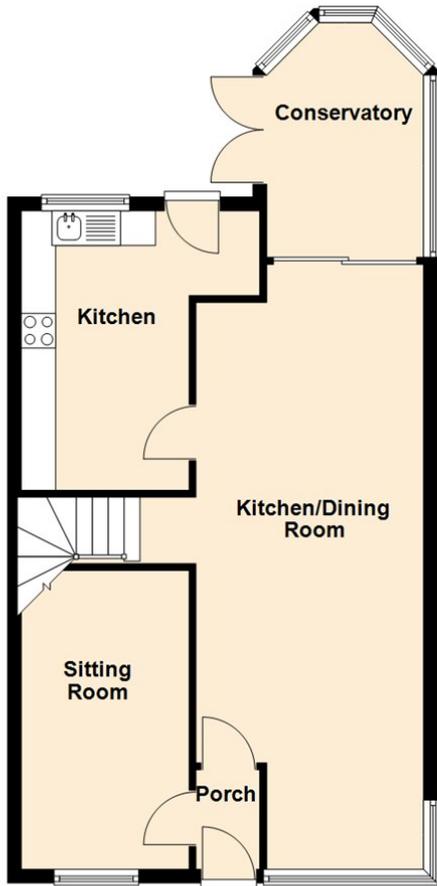


Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

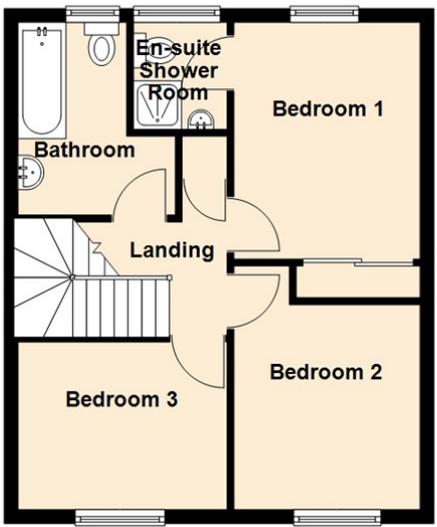
The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance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

**Ground Floor**

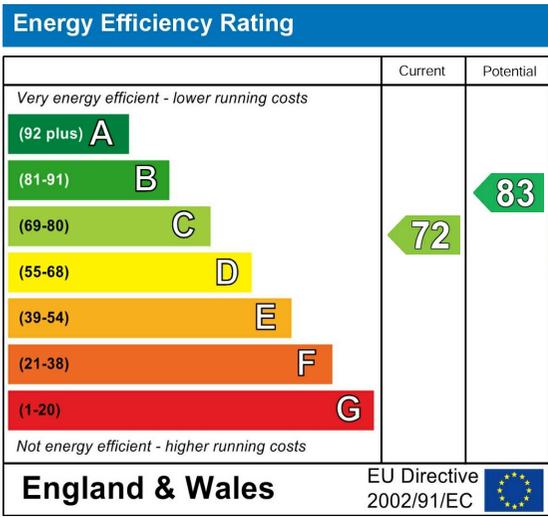


**First Floor**



**The difference between house and home**

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**Contact Us: 0191 236 2070**

