







- Available NOW
- End Terraced Home
- Off-Street Parking
- Cul-de-Sac Location
- Video Tour Available
- Two Double Bedrooms
- Unfurnished
- South-West Facing Garden
- Shower Room
- MUST BE VIEWED







AVAILABLE NOW | TWO DOUBLE BEDROOMS | UNFURNISHED

Occupying a pleasant cul-de-sac position on Stuart Court, this end terraced property is truly a home to be proud of with off-street parking, South-West facing garden, and immediate availability

Located in the ever popular Kingston Park which has easy access to a wealth of local amenities including schools, shops, retail park, local superstore, and superb transport links with the Metro and A1 Motorway, making it an ideal purchase for the first time buyer, down-sizer or investor alike.

The property briefly comprises:- entrance hallway with a storage cupboard, spacious lounge with open plan stairs and a kitchen diner with floor and wall units and access to the garden. Off the landing to the first floor, there are two double bedrooms; both with built-in wardrobes and there is a recently refurbished three piece shower room WC.

Externally, the property boasts a drive providing off-street parking to the front and there is a South-West rear garden with decking and seating area.

Viewing comes highly recommended to appreciate the standard and location of this property. For more information and to book your viewing please call our Gosforth team on 0191 236 2070.

#### COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax band \*B\*







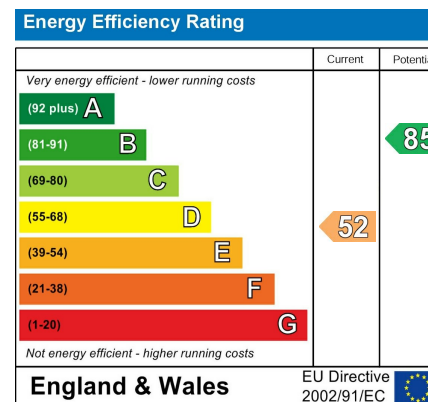
## The difference between house and home

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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 proceed.



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Property Management Centre	0191 236 2680