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- Semi Detached Bungalow
- Two Bedroom Home
- Stunning Fitted Kitchen
- Spacious Accommodation
- Excellent Location
- Modern Refitted Bathroom
- Immaculately Presented
- Easy to Maintain Garden
- Off-Street Parking
- Council Tax Band *C*





**** Video Tour Available | <https://youtu.be/DfVsZerEZtg> ****

Jan Forster Estates are delighted to market this exceptionally well presented and reconfigured semi detached Bungalow. The property is available NOW and offered on an unfurnished basis.

The general makeup of the property briefly comprises:- entrance porch with storage, a very generous sized lounge with feature fire, and a stunning breakfasting kitchen, which incorporates the garage area, with modern fitted units, an island, integrated appliances and a bumped-out window seat. There is also a contemporary three piece bathroom suite with a shower over the bath and panelled feature walls, and two bedrooms; the main bedroom is a double room with French doors out to the rear garden. The property is warmed with gas central heating, boasts double glazing and is decorated to a very high standard.

Externally, to the front, there is a driveway providing off-street parking for multiple vehicles and to the rear, there is an easily maintained garden with paved, lawned and decked areas.

The location of this property is without a doubt extremely central and you are within easy striking distance of most Tyneside centres. The exact location affords ease of access to the A19, the Tyne Tunnel, and the A1058 Coast Road; providing a direct route to the coast or Newcastle City Centre. There are also great public transport links which include prime bus routes and the Metro service. For the growing family, the property is well positioned for access to very well-regarded schools.

Living at the coast is a lifestyle choice, with a relaxed pace of life and access to a wonderful blue flag coastline. For more information and to book a viewing, please call our Coastal team on 0191 257 2000.

COVID-19 Guidelines

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

Council Tax band *C*



Ground Floor



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		87
(81-91) B		
(69-80) C	69	
(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 

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680