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- Available 15th September
- Furnished
- Two Double Bedrooms
- Semi Detached Home
- Sought After Location
- Off Street Parking
- Enclosed Rear Garden
- Ground Floor Wc
- Council Tax Band B
- MUST BE VIEWED







## TWO BEDROOMS | AVAILABLE 15th SEPTEMBER | FURNISHED

Jan Forster Estates are delighted to welcome to the market this stunning two bedroom semi detached home on Lilac Crescent, City Edge, with off-street parking, ground floor WC and private rear garden.

City Edge is only a short drive from Newcastle city centre and provides great access to the Central Motorway, A1, and an abundance of public transport and local amenities. The high quality homes are perfect for those looking to get onto the property ladder or looking for more space for their family to grow. You can enjoy green open-space walks at Newcastle Town Moor, just five minutes from your doorstep or explore hiking trails and a play area at Exhibition Park – perfect for a family day out.

The property briefly comprises:- entrance hall, lounge, kitchen diner with floor and wall units, under stair store and French doors onto the garden and ground floor WC. Off the landing to the first floor, there are two generous bedrooms both spanning the width of the property and the three piece family bathroom with shower over the bath..

Externally there is a small, easy to maintain town garden to the front with drive offering off street parking. to the rear there is an enclosed garden with patio area, ideal for entertaining during those warm summer nights.

For more information and to book a viewing please call our team on 0191 236 2070.

### COVID-19 Guidelines

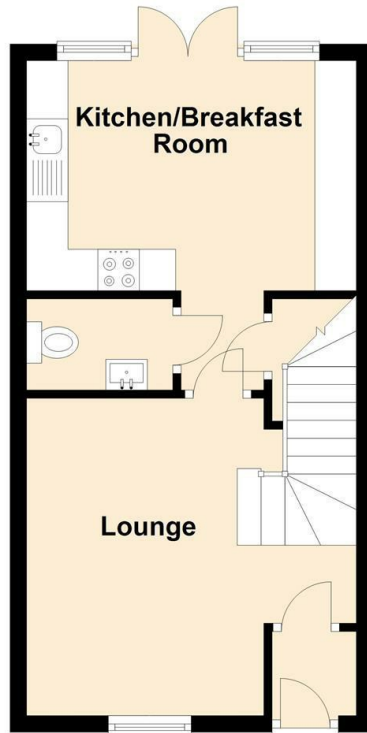
Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax band \*B\*





## Ground Floor



## First Floor



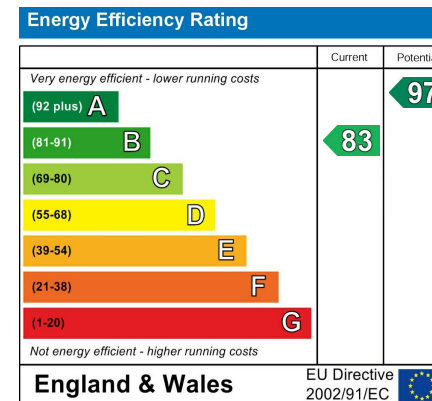
## The difference between house and home

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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 paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.



Gosforth	0191 236 2070
Newcastle	0191 284 4050
Forest Hall	0191 605 3134
High Heaton	0191 270 1122
Low Fell	0191 487 0800
Tynemouth	0191 257 2000
Whitley Bay	0191 251 3000
Property Management Centre	0191 236 2680