





- Semi Detached Home
- Available Now
- Close To Amenities
- Great Transport Links
- Viewing Recommended
- Two Bedrooms
- Unfurnished
- Front and Rear Gardens
- Council Tax Band *A*
- Call For More Information





This two-bedroom semi-detached property is located on Ferguson Crescent in Hazlerigg. Available Now and offered unfurnished.

A charming village with excellent transport links towards Gosforth and Newcastle City Centre and also within easy reach of the Airport. You will have the best of both worlds - peaceful, village living, while still being close to the hustle and bustle of the city. Plus, with local shops in the village and beautiful Havannah and Big Waters nature nearby, everything you need is within walking distance.

Briefly comprising to the ground floor: - entrance hallway, lounge and a kitchen dining room with access to the rear. To the first floor there are two bedrooms and a bathroom WC. Externally there are easy to maintain gardens to the front and rear. The property further benefits from gas central heating and double glazing.

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

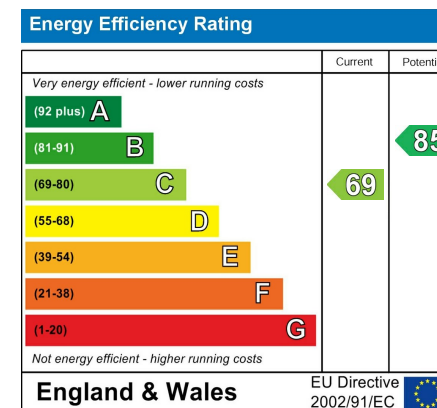
Council Tax Band *A*.



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.



The difference between house and home

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