







- Three Bedrooms
- Available Now
- Unfurnished
- Semi Detached
- Excellent Location
- Off Street Parking
- Rear Garden
- Council Tax Band \*C\*
- Viewing Recommended
- Call For More Information







Stunning semi-detached home. Available NOW offered UNFURNISHED.

Truly a home to be proud of, this recently refurbished residence offers excellent family accommodation in one of High Heaton's most sought-after locations. The current owners have re-furbished the property to a high standard throughout with tasteful decor.

With excellent transport links to Newcastle city centre and the surrounding areas, High Heaton ensures you are well-connected while enjoying a quieter, more relaxed lifestyle. The area close to green spaces, including Paddy Freemans Park and Jesmond Dene, which offer plenty of outdoor activities for all ages - from leisurely walks to sports and play areas for children. Also, home to a range of local amenities inducing independent shops, cafes, and eateries, plus, there are excellent schools nearby, making it a popular choice for families.

Briefly comprising to the ground floor: - reception hallway, spacious lounge with bay window, extended bright and airy dining room with French doors to the rear, kitchen, and a handy utility room. To the first floor there is a family bathroom, with a separate WC and three good-sized bedrooms.

Externally the property enjoys a private garden to the rear and to the front there is a lawned garden with a block paved driveway offering access to an attached garage.

For more information and to book your viewing please call our Heaton branch on 0191 270 1122.

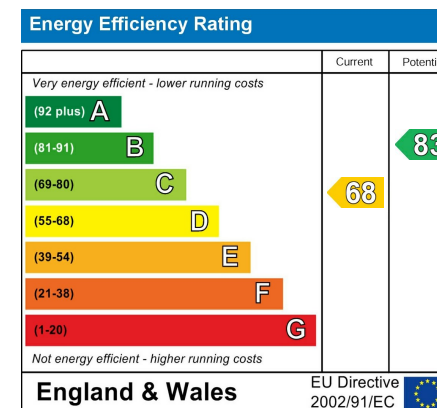
Council tax band \*C\*.



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.



## The difference between house and home

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