





- Available Now
- Four Bedrooms
- Permit Parking
- Metro Links Nearby
- Close To Richardson Dee's Park
- Unfurnished
- Two Reception Rooms
- Rear Yard
- Council Tax Band *B*
- Call For More Information





This spacious four-bedroom mid-terrace property is positioned on Laburnum Avenue in Wallsend. Available for rent now and offered unfurnished.

Wallsend is known for its abundance of parks and green spaces, providing residents with plenty of opportunities for outdoor activities and relaxation. The area also enjoys superb transport links, with nearby Metro stations and excellent road connections, ensuring quick and easy access to Newcastle city centre and surrounding areas. For history enthusiasts, the property is located just a short distance from the Segedunum Roman Fort and Museum, offering a glimpse into the area's rich past.

Internally the property briefly comprises to the ground floor: - entrance hallway, spacious lounge with a charming bay window and a feature log burner, dining room, kitchen with modern fitted units providing ample storage and workspace on the complementing surfaces, and there is also a ground floor WC. To the first floor there are four good-sized bedrooms and a modern, tiled family bathroom WC. Externally there is a yard to the rear and permit parking.

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

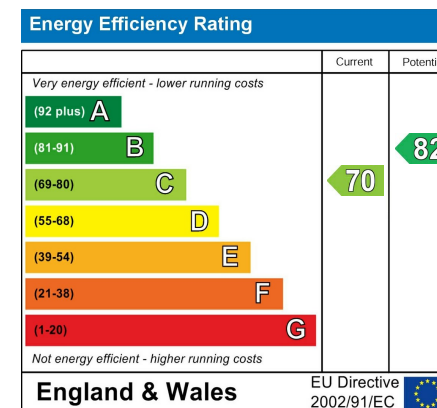
Council Tax band *B*.



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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