







4



1



2

- Immaculate Detached House
- Available 7th January
- Garage & Drive
- Ground Floor WC
- En-Suite Facility
- Four Generous Bedrooms
- Furnished (excluding sofas)
- Superb A1 Access
- Separater Utility Room
- Close to Retail Park







FOUR BEDROOM LUXURIOUS DETACHED HOUSE with EN-SUITE. Available 7th January and offered furnished, in Greenside, Great Park.

Located on the ever desirable Greenside Development is this four bedroom detached home available from November 2021. Greenside is made up entirely of detached executive properties all with generous plots and within easy access to the A1 motorway, schools, and the retail park in Kingston Park.

Internally the property is well presented and provides a stunning:- lounge, open plan kitchen/dining area with fitted units and French doors to rear, separate utility, ground floor WC, and entrance hall. To the first floor, there are four double bedrooms with two benefiting from balcony access and the main bedroom with an en-suite, there is also a four piece family bathroom WC. Externally there is a driveway leading to an integral garage and gardens to both the front and rear.

Overall a substantial family home that must be viewed. To book yours or for more information please call our Gosforth team on 0191 236 2070.

Council Tax band \*E\*.







## The difference between house and home

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[www.janforsterestates.com](http://www.janforsterestates.com)

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

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

Gosforth

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Newcastle

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High Heaton

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Tynemouth

0191 257 2000

Low Fell

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Property Management Centre

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