





- Popular Residential Area
- Modern Decor
- Gardens to Front and Rear
- Transport Links Nearby
- Open Plan Kitchen Dining Room
- Newly Refurbished Property
- Close To Local Amenities
- Two Double Bedrooms
- Council Tax Band *A*
- Available Now





** Video Tour on our YouTube Channel | <https://youtu.be/fqNu9O5ZawE> **

Available Now and offered on an unfurnished basis, this modern two bedroom mid terrace property is sure to impress. The property is located within a popular residential area in Chester le Street, within easy reach of a wide variety of restaurants, shops and leisure facilities. Also positioned close to the A1 motorway with excellent commuter access to Newcastle, Gateshead and Sunderland.

Internally the property has been fully refurbished throughout and briefly comprises to the ground floor: entrance porch, bright and airy lounge and a newly fitted, modern kitchen which is open plan to the dining room and offers a range of wall and floor units along with an integrated oven and hob and complementing work surfaces. To the first floor there are two double bedrooms and a newly installed three piece bathroom with shower over the bath. The property further benefits from gas central and double glazing.

Externally there is a lawn to the front and a low maintenance paved garden to the rear.

For more information and to book a viewing please call our Low Fell branch on 0191 487 0800.

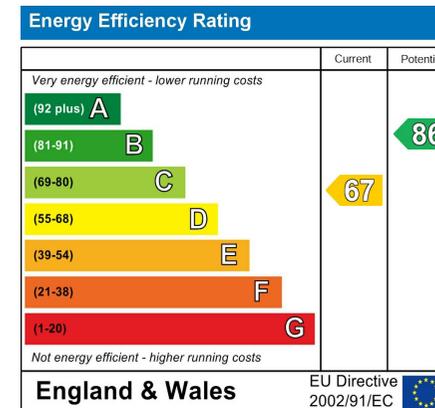
Council Tax band *A*



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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