





2



1



1

- Two Double Bedrooms
- Substantial Corner Plot
- Off Street Parking
- Unfurnished
- Council Tax Band *A*
- Available NOW
- Breakfasting Kitchen
- Sought After Location
- Must Be Viewed





**** Video Tours on our YouTube Channel | <https://youtu.be/t42VCyOOP6o> ****

TWO DOUBLE BEDROOMS | AVAILABLE NOW | SUBSTANTIAL PLOT | OFF STREET PARKING

Tucked away in the quiet cul-de-sac of Shirlaw Close is this modern build, two bedroom semi-detached house with South facing rear garden. The property is offered with immediate availability on an unfurnished basis.

The property is well placed for easy access to a wealth of local amenities including shops, supermarkets, schools and transport links.

Internally the property briefly comprises to the ground floor:- entrance porch, bright and airy lounge, breakfasting kitchen, two well proportioned double bedrooms; the second benefiting from built-in storage over the stairs, and there is a three piece family bathroom with shower over the bath and storage cupboard. The property also has gas central heating and double glazing.

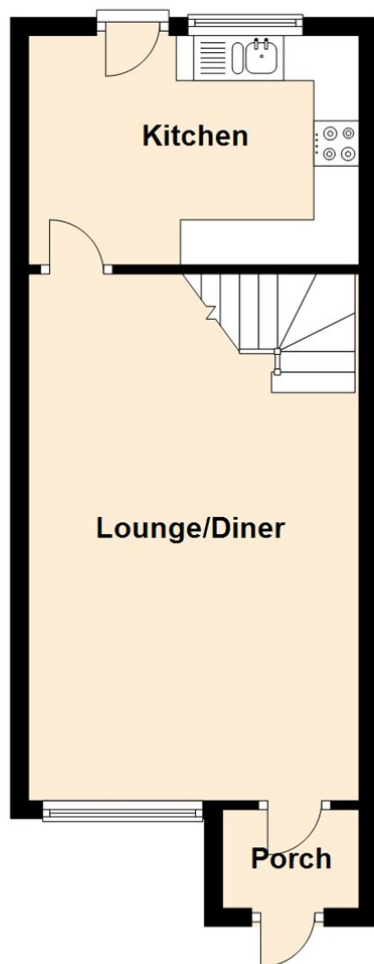
Externally there is off street parking to the front and a private sunny south facing gardens to the side & rear with further off street parking.

For more information of this property please call our Gosforth team on 0191 236 2070.

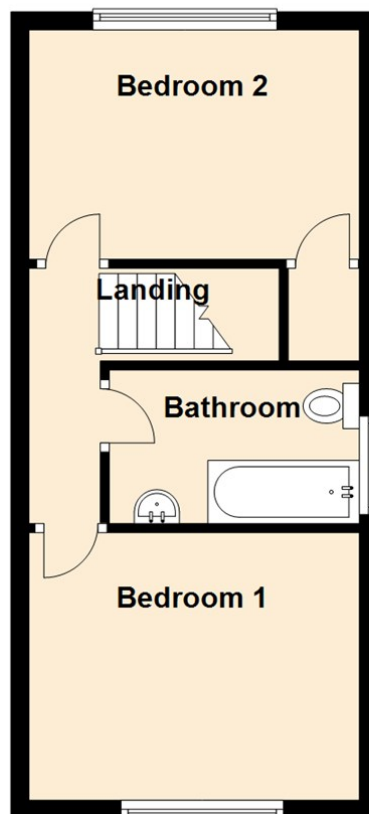
Council Tax band *A*



Ground Floor



First Floor




The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680