





- Popular Location
- Well Presented Home
- Three Bedrooms
- Open Plan Living
- Detached Garage
- Close to Amenities
- Council Tax Band \*C\*
- Viewing Recommended
- Call For More Information





This well presented, mid terraced, three-bedroom home is available NOW on an unfurnished basis.

Internally the property briefly comprises to the ground floor: - entrance hallway with storage and ground floor w.c, newly fitted kitchen with fitted wall and floor units and complementing work surfaces and an open plan living/dining room with patio door access to the rear garden. To the first floor there are three good sized bedrooms and a modern family bathroom/w.c.

Externally, there is a detached garage to the front and a garden to the rear. further benefits include gas central heating and double glazing.

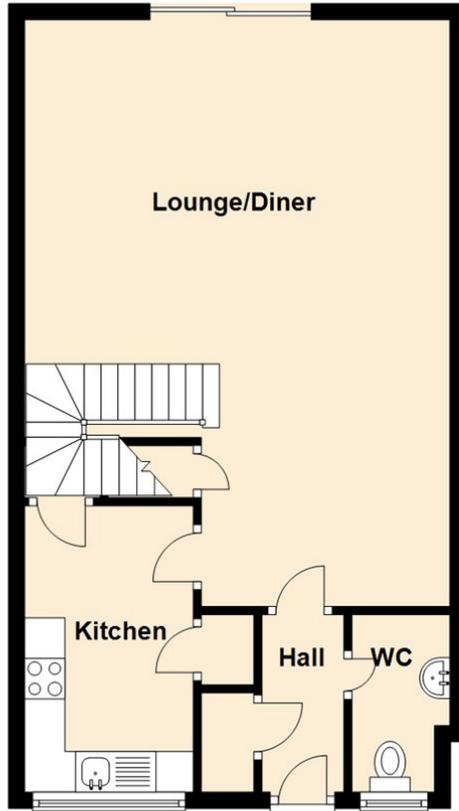
The central location provides access to a wide variety of local amenities, including cafes, bars, and restaurants. Long Sands Beach and King Edwards Bay are only a short drive away. The A1058 Coast Road is close by, so you have a direct route towards Newcastle City Centre and for the growing family, the property is well positioned for access to very well-regarded schools.

Interested parties are urged to arrange a prompt and essential internal viewing. To book yours, please, call 0191 257 2000.

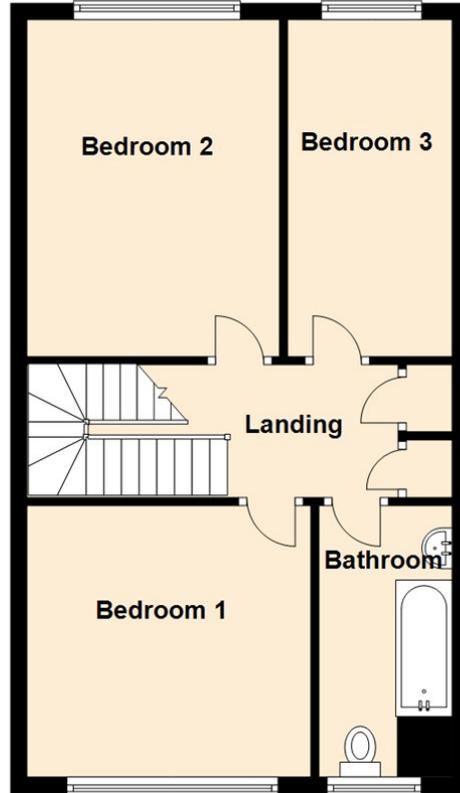
Council Tax band \*C\*.



**Ground Floor**



**First Floor**



**The difference between house and home**

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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>47</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>	EU Directive 2002/91/EC	

<b>Gosforth</b>	<b>0191 236 2070</b>
<b>Newcastle</b>	<b>0191 284 4050</b>
<b>High Heaton</b>	<b>0191 270 1122</b>
<b>Tynemouth</b>	<b>0191 257 2000</b>
<b>Low Fell</b>	<b>0191 487 0800</b>
<b>Property Management Centre</b>	<b>0191 236 2680</b>