





- NO DAMAGE DEPOSIT
- Semi Detached House
- Off Street Parking
- Private Rear Garden
- Close to HMRC/Ministry
- Three Bedrooms
- Office Space
- Part Furnished With White Goods
- Close to Freeman Hospital
- Close to Local Amenities/Transport Links





****NO DEPOSIT REQUIRED****

THREE BEDROOM SEMI DETACHED HOUSE with converted garage & off-street parking. Available NOW and offered part furnished including white goods.

The location is close to a fantastic range of transport links and local amenities including shops, and a supermarket. Also, within easy reach of Heaton Park and Jesmond Dene as well as the Freeman hospital and HMRC.

Internally the property briefly comprises: - entrance hallway, spacious lounge with bay window, and kitchen dining room with fitted units and French door access to the rear. The former garage is currently being used as office space. To the first floor there are three bedrooms, the main with fitted wardrobes and there is a bathroom/w.c with a shower cubicle and free-standing bathtub. The property further benefits from gas central heating and double glazing.

Externally there is a paved garden to the front with space for off street parking and there is also a garden to the rear with a patio area and lawn.

We anticipate an extremely high level of viewings on this property. To arrange yours or for more information, please call our Heaton branch on 0191 270 1122.

Council tax band *C*.



The difference between house and home

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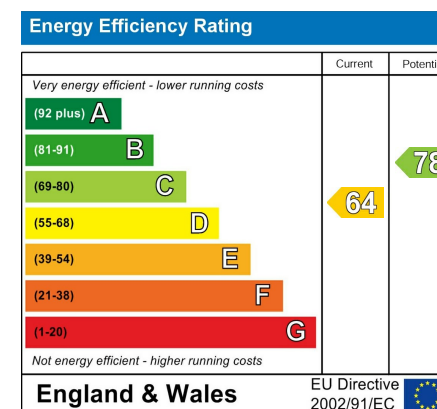


www.janforsterestates.com

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 proceed.



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Low Fell	0191 487 0800
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