







- **Three Bedroom Home**
- **Unfurnished**
- **Modern Living**
- **Two Bathrooms**
- **Open Plan**
- **Allocated Parking**
- **Rear Garden**
- **Popular Location**
- **Excellent Transport Links**
- **Available Now**







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/rmp8TXm1pHk> \*\***

This delightful, three-bedroom, terraced home is available NOW and offered unfurnished, in the popular Staithes, in Dunston.

Nestled amongst pleasant landscaped communal gardens and with the Riverside walkway nearby this contemporary modern home briefly comprises: - entrance hallway with cloaks/w.c. and open plan living space to the ground floor with a modern fitted kitchen (with integrated appliances) opening to lounge dining room which offers patio door access to the rear garden. To first floor there are three bedrooms, the main with an en-suite shower room and there is also a family bathroom/w.c. Further benefits include gas central heating and double glazing.

Externally there is allocated parking and a Southerly facing lawned garden to rear.

Viewing is highly recommended. Please contact our Gateshead office in 0191 487 0800 for more information.

Council Tax band \*C\*.



## The difference between house and home

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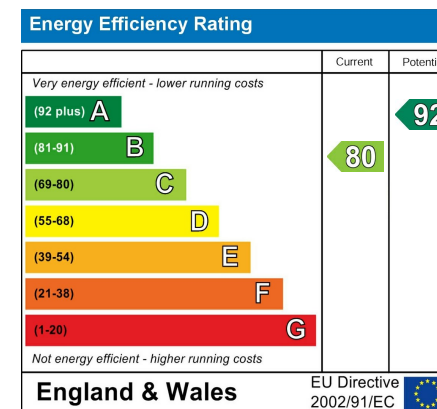


[www.janforsterestates.com](http://www.janforsterestates.com)

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 proceed.



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