



 Jan Forster

 Jan Forster



2005

2025

Northumbrian Way | Killingworth | Newcastle Upon Tyne | NE12 6EB

£1,100 Per Calendar Month



- Terraced House
- Off Street Parking
- Ground Floor WC
- Close To Local Amenities
- MUST BE VIEWED
- Two Bedrooms
- Rear Garden
- Well Presented Home
- Video Tour Available





Jan Forster Estates are delighted to bring to the market this beautifully presented, three-bedroom, semi-detached home, offered part-furnished and available immediately.

Ideally situated in the ever-popular Northumbrian Way in Killingworth, the property enjoys an excellent position close to local amenities, transport links, and well-regarded schools.

This attractive home offers a bright and welcoming lounge with a useful storage cupboard and French doors leading out to the rear garden. The stylish kitchen-diner features fitted top and floor units along with an integrated oven and hob. A downstairs WC completes the ground-floor accommodation. To the first floor, there are three well-proportioned bedrooms, including a primary bedroom with its own ensuite, along with a modern family bathroom WC.

Externally, the property boasts a garage, a small front garden, and a rear garden with a lawn and patio- perfect for enjoying outdoor space throughout the year. Off-street parking is also available.

Early viewing is strongly recommended to fully appreciate all that is on offer. For further information or to arrange a viewing, please contact our sales team on 0191 270 1122.

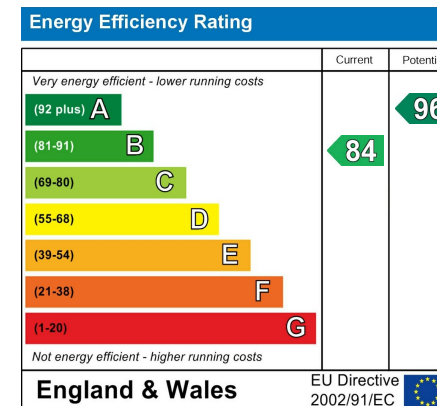
Council Tax band: C



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

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.



www.janforsterestates.com

Gosforth

0191 236 2070

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680

