



 Jan Forster



- Popular Location
- Three Bedrooms
- Ground Floor WC
- Available Now
- Close To Amenities
- Mid Terraced Home
- Utility Space
- Off Street Parking
- Unfurnished
- Call For More Information





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Welcome to this well presented, three-bedroom mid-terraced home, ideally situated on the ever-popular Staithes Avenue in Longbenton. Available now on an unfurnished basis, this property offers comfortable, modern living in a well-connected and sought-after location.

Just a short stroll away, you will find a selection of independent shops, inviting cafés, and green open spaces - perfect for outdoor activities. The convenience of Longbenton Metro Station nearby means you are well connected to Newcastle city centre and surrounding areas, making commuting and city adventures effortless.

Briefly comprising to the ground floor: - welcoming entrance hallway leading into a bright and airy lounge, enhanced by spotlight ceiling lighting. The stylish kitchen also features spotlights along with sleek high-gloss wall and floor units, complemented by quality work surfaces and an integrated oven and hob. There is also a practical utility room with WC and direct access to the rear garden.

Upstairs, the property offers three good-sized bedrooms and a modern, tiled family bathroom WC with useful storage, and a luxurious spa bath - perfect for unwinding at the end of the day. Additional benefits include double glazing and gas central heating for year-round comfort.

Externally, the property boasts a paved driveway providing off-street parking at the front, while the rear garden features a patio area, a lawn, and an outhouse for extra storage.

This is a fantastic opportunity to rent a stylish home in a great location. For more information or to arrange a viewing, contact our High Heaton branch on 0191 270 1122.

Council Tax Band: A



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

The difference between house and home

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