





3



1



2

- Immaculately Presented
- Semi Detached House
- Off-Street Parking
- Video Tour Available
- AVAILABLE 13th May
- Three Bedrooms
- En-Suite Facility
- Generous Rear Garden
- Garage Not Included





**** Video Tour on our YouTube Channel | <https://youtu.be/EjMmE6Z9krq> ****

AVAILABLE 13TH MAY | THREE BEDROOMS | OFF STREET PARKING

Immaculately presented three bedroom semi detached property with en-suite facilities, available 13th May on an unfurnished basis with white goods included, located in the ever desirable Five Mile Park, North of Gosforth.

The property has a wealth of local amenities on its door step including schools, parks, shops, woodland walks and great access to the A1 and A19 motorways.

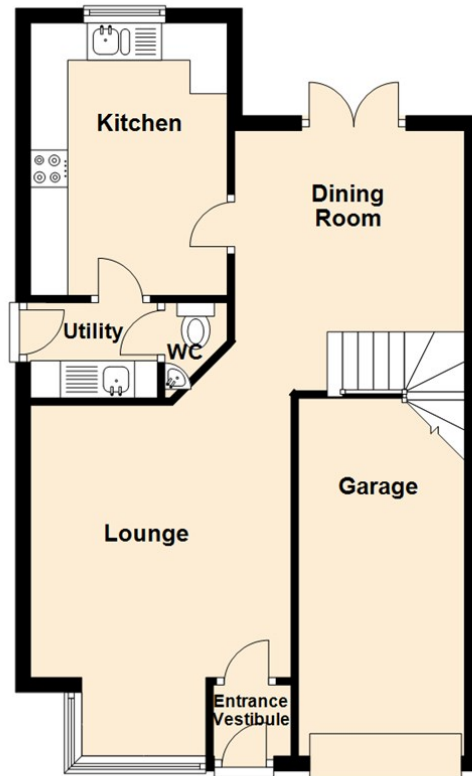
Internally the property briefly comprises:- entrance vestibule, bright and airy lounge through dining room with French doors opening onto the rear garden, modern fitted kitchen with built-in appliances, ground floor WC and separate utility room with fitted units. To the first floor off the landing there are three generous bedrooms, the main bedroom benefitting from an en-suite, and there is also a three piece family bathroom.

Externally, there is an easy to maintain lawned garden to the front with driveway, and a generous private garden to the rear; a perfect space for entertaining.

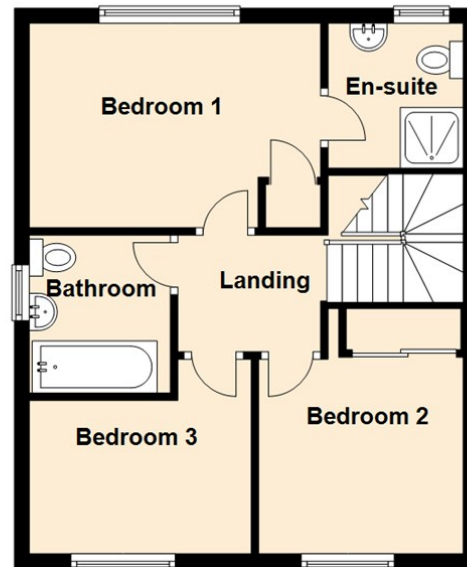
Overall a stunning property on a superb plot. For more information and to book your viewing, contact our lettings team on 0191 236 2070.



Ground Floor



First Floor




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.

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) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



www.janforsterestates.com

