





- **Modern House**
- **Offered Unfurnished**
- **Next to Metro Station**
- **Must be Viewed**
- **Sought After Location**
- **Three Bedrooms**
- **Popular Location**
- **Modern Living**
- **Available NOW**
- **Virtual Viewing Available**





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

Three bedroom home available NOW and offered unfurnished (with washing machine and fridge freezer) in Gateshead. Council Tax Band *B*.

Jan Forster Lettings are delighted to offer to the market this immaculately presented mid terraced house, situated in a popular area in Gateshead, convenient for access to a wide range of local amenities.

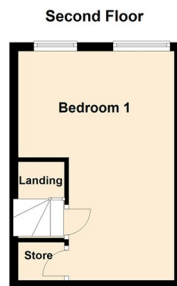
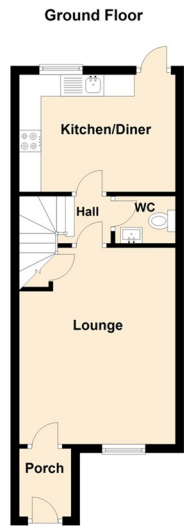
Benefiting from double glazing and gas central heating, the property briefly comprises to the ground floor- entrance hall, bright and airy lounge with storage cupboard, kitchen/diner with fitted units and integrated oven & hob, there is also a two piece WC. To the first floor there are two good-sized bedrooms and a three piece bathroom with overhead shower. The second floor consists of the main bedroom which benefits from Velux windows and storage cupboard. Externally, there is a driveway to the front providing off-street parking and a spacious garden to the rear.

We anticipate a high level of viewings on this property. To book yours or for more information please call our Low Fell branch on 0191 487 0800.

Covid-19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS to prevent the spread of Covid-19.





The difference between house and home

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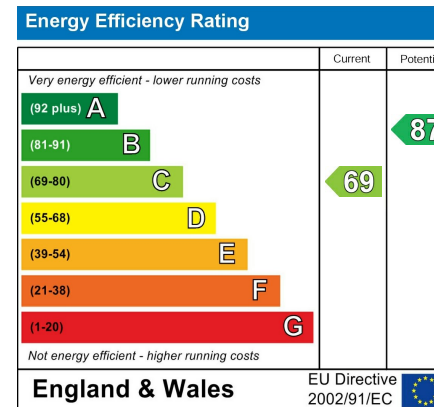


www.janforsterestates.com

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.



Gosforth	0191 236 2070
Newcastle	0191 284 4050
Forest Hall	0191 605 3134
High Heaton	0191 270 1122
Low Fell	0191 487 0800
Tynemouth	0191 257 2000
Whitley Bay	0191 251 3000
Property Management Centre	0191 236 2680

