







2



1



1

- Semi Detached Home
- 2/3 Bedrooms
- Sought After Location
- Wrap Around Gardens
- Available Mid July
- Immaculate Throughout
- Breakfasting Kitchen
- Unfurnished
- MUST BE VIEWED
- Council Tax Band \*A\*







TWO/THREE BEDROOMS | SEMI DETACHED HOME | AVAILABLE MID JULY

Jan Forster Estates are delighted to welcome to the market this two/three bedroom semi-detached home on Naworth Drive, Westerhope. The property is located close to many local amenities including, schools, shops, and transport links with superb A1 motorway access.

Briefly comprises:- entrance hallway, spacious lounge spanning the depth of the property with French doors opening onto the rear garden, stunning breakfasting kitchen with fitted wall and floor units and some integrated appliances with side garden access.

To the first floor, there are two bedrooms as well as the 'play room' which could be utilised as a third bedroom, and a modern three-piece family shower room.

Externally, the property has wrap around gardens to the front, side and rear- ideal for entertaining during the warm summer days. Overall a great family home in a popular residential location.

For more information on this and to book a viewing, please call our Gosforth branch on 0191 236 2070.

Council Tax Band \*A\*

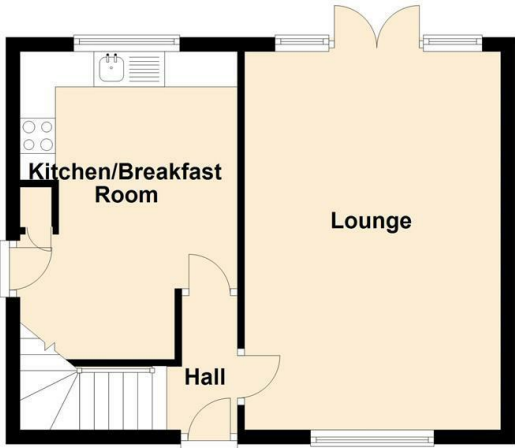


Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded 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.

Ground Floor

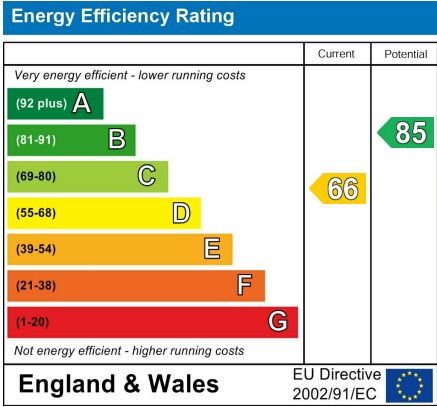


First Floor



### The difference between house and home

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