



www.jacksongrundy.com

Sam Harrison Way, Duston, NN5 6UN

£1,400 - Monthly Terraced



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Lettings

Unfurnished





Property Summary

Jackson Grundy are proud to offer to let this immaculate three bedroom semi-detached family home on the Timken development in the much sought after area of Duston.

Lettings Information

Available From: 22 December 2025

Let Type: Long Term

Features & Utilities

- ✓ Located In Duston
- ✓ Modern Semi Detached
- ✓ Kitchen/Diner
- ✓ Lounge
- ✓ Three Bedrooms
- ✓ Parking and Garage

Property Overview

Jackson Grundy are proud to offer to let this immaculate three bedroom semi-detached family home on the Timken development in the much sought after area of Duston. The home is offered in excellent condition and in brief comprises w/c, lounge and kitchen/dining room to the ground floor, with three bedrooms, an ensuite to the master and a three piece family bathroom all to the first floor. The kitchen also includes a fridge/freezer, washing machine and dishwasher. Outside offers a driveway leading to a single garage, with a private, enclosed and landscaped garden to the rear. Call now to book your viewing and avoid disappointment!

MATERIAL INFORMATION

Type – Terraced

Age/Era – Ask Agent

Deposit – £1,609.90

Council Tax – Band C

EPC Rating – C

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Central Heating, Gas Central Heating

Parking – Parking, Off-street, Driveway, Garage

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years

Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – Ask Agent
Rights and Easements – Ask Agent

FEE DETAILS

Refundable Application Holding Deposit: One Weeks' Rent (To reserve a property and refundable if the Landlord decides not to proceed with your application. These monies will not be refunded if you decide not to proceed with the application, fail Right to Rent checks, provide false or misleading information or fail to provide any information needed to proceed with your application within 15 days. If your application is successful these monies will be deducted from your first months' rent). Refundable Security Deposit Five Weeks' Rent: (To cover breaches of agreement. This will be registered and protected with the Tenancy Deposit Scheme (TDS) and may be refunded at the end of the tenancy subject to property inspection). For other Permitted Fees please see the relevant section of the Tenant Guide on our website or visit our offices.

Pet Rent: Should the Landlord accept a pet in the property, the rent will be increased by £25 per month per free roaming pet. Pets are only accepted at the Landlord's discretion and this does not mean that this particular property will accept a pet. Enquiries should therefore be made prior to viewing.

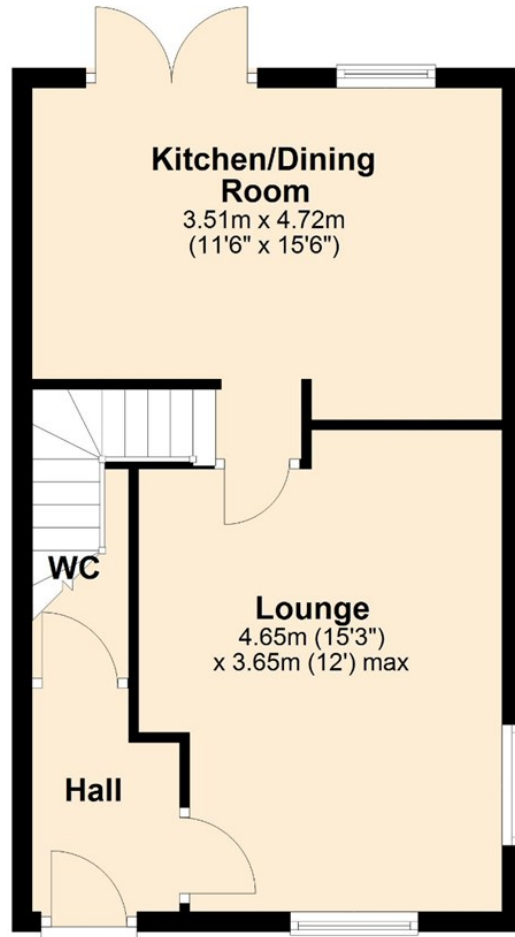
AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

Floorplan

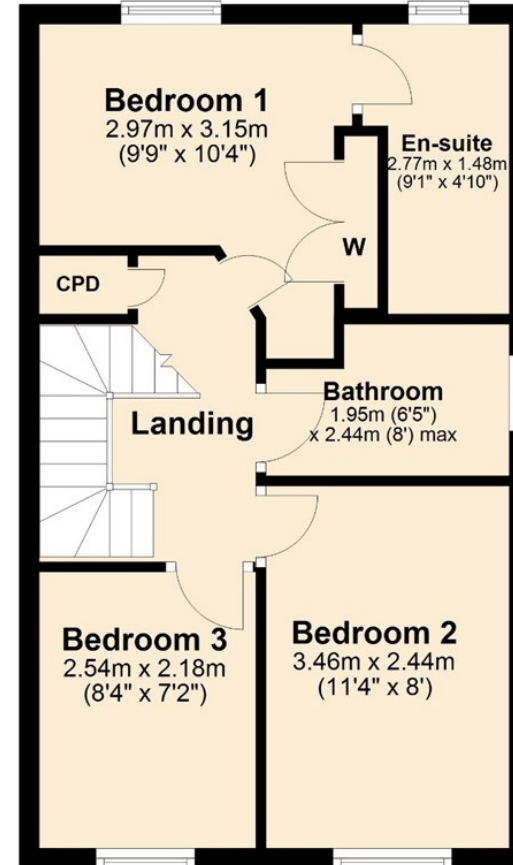
Ground Floor

Approx. 39.0 sq. metres (420.2 sq. feet)



First Floor

Approx. 39.0 sq. metres (420.2 sq. feet)



Total area: approx. 78.1 sq. metres (840.5 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

www.jacksongrundy.com

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