



**\*\*AVAILABLE AUGUST 2024\*\***  
**\*\*UNFURNISHED\*\* \*\*GARAGE\*\*** A well presented and inviting family semi-detached house, found in arguably one of Newcastle's finest locations! Situated on Montagu Avenue, central Gosforth, this fantastic family home boasts spacious rooms throughout, front & rear gardens and an integral garage.

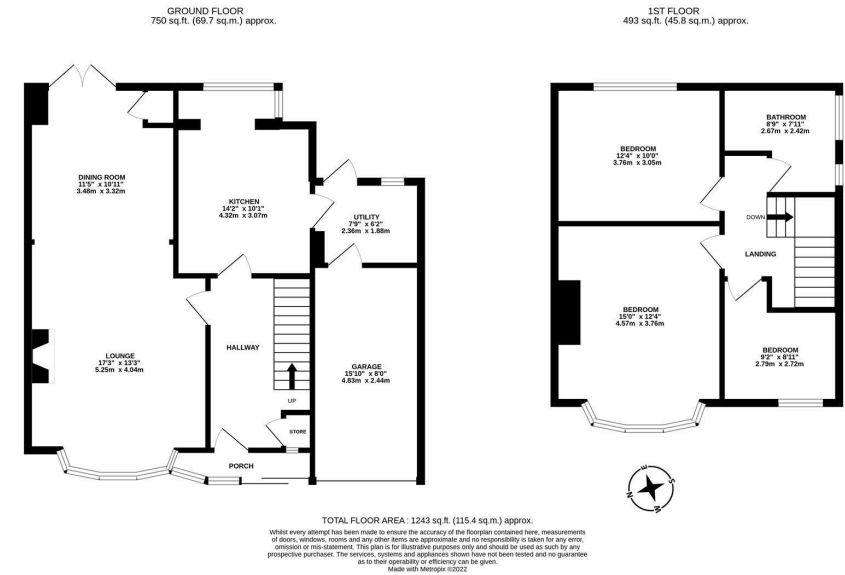
The accommodation briefly comprises an entrance porch leading through into hallway with store cupboard ideal for hanging coats etc; spacious open plan lounge & dining room reception with bay window a feature fireplace; modern fitted kitchen with appliances; separate utility room; integral garage great for storage; the first floor comprises three bedrooms, two larger doubles and a third smaller bedroom; family bathroom WC. Externally there is a large garden to the rear, laid mainly to lawn with fenced boundaries. To the front there is another small lawned garden, as well as off street driveway parking.

With gas central heating & double glazed windows throughout, this brilliantly located house will make the ideal home for a family and is available on an unfurnished basis.

Available 31st August 2024 | £1,450pcm | Unfurnished | Semi Detached House | 1,243 Sq. ft (115.4 m2) | Open Plan Lounge/Dining Room | Modern Kitchen | Utility Room | Three Bedrooms | Integral



Garage | Family Bathroom WC | Front & Rear Gardens | Driveway | Great Location | DG & GCH | Excellent Family Home | Council Tax Band: D | EPC Rating: D



**£1,450 PCM**

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