





- Popular Area
- Three Bedrooms
- Front and Rear Gardens
- Close To Amenities
- Council Tax Band \*A\*
- No Upper Chain
- Modernisation Required
- On Street Parking
- Freehold
- Call for More Information



 Jan Forster

**MORE IMAGES  
COMING SOON!**

Viewings being booked... register your interest today

 Call **0191 236 2070** for more information

This three-bedroom home is pleasantly positioned on The Crossway, within the popular Montague Estate in Kenton. Offered for sale with the benefit of no upper chain.

Close to a wide range of local amenities offered within Kingston Park Retail Park and Gosforth, along with well-regarded schools and great transport links.

The property is in need of some cosmetic updating and briefly comprises to the ground floor: entrance hallway, lounge and a spacious kitchen with utility area and access to the rear garden. To the first floor there are three bedrooms and a family bathroom WC. Externally there are well stocked gardens to both the front and rear.

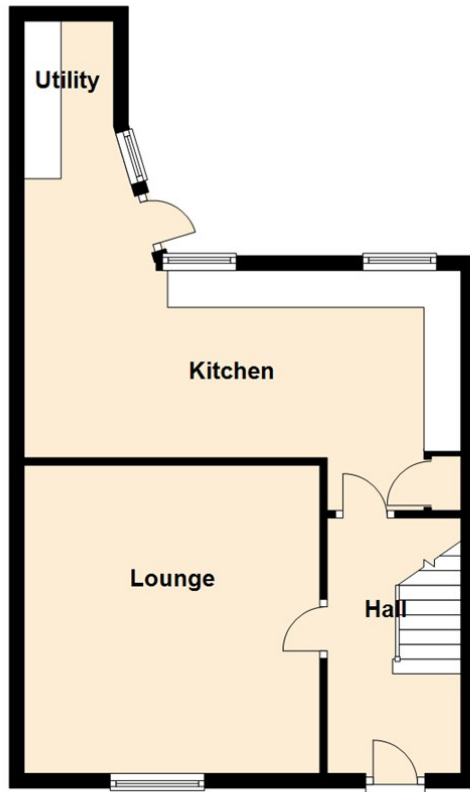
For more information and to book your viewing, please call our sales team on 0191 236 2070.

#### Tenure

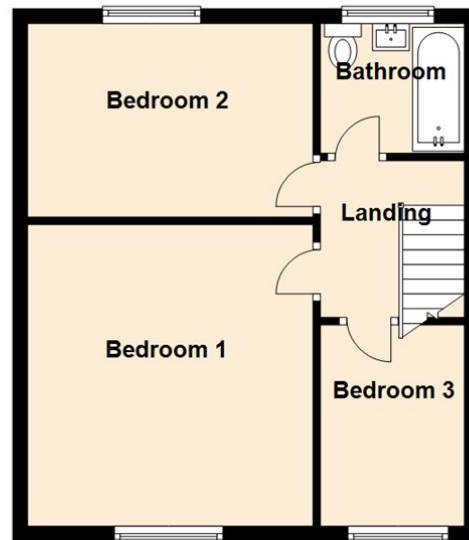
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*A\*.

### Ground Floor



### First Floor



Lounge 13'1" x 13'3" (4.00 x 4.06)


Kitchen 10'7" x 19'5" (3.23 x 5.93)

Utility 10'7" x 5'4" (3.25 x 1.64)

Bedroom One 12'9" x 11'10" (3.90 x 3.61)

Bedroom Two 12'9" x 11'10" (3.90 x 3.61)

Bedroom Three 8'9" x 9'2" (2.69 x 2.80)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## The difference between house and home

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