



 **Jan Forster**



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- Three Bedrooms
- Ideal Family Home
- Off Street Parking
- Freehold
- Viewing Recommended
- Immaculately Presented
- Front and Rear Gardens
- Close To Amenities
- Council Tax Band: A
- Call For More Information





\*\* Video Tour on our YouTube Channel | <https://youtu.be/MPsp8i1Tq1M>  
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Situated in the highly sought-after Montagu Estate, this well-presented and much-improved three-bedroom home is ideal for first-time buyers or growing families. The property enjoys a sunny Westerly-facing rear garden and benefits from tasteful updates throughout.

The location offers convenient access to a wide range of amenities including local schools, shops, and leisure facilities. Commuters will appreciate the excellent transport links, with easy access to the A1 motorway and regular public transport connections into Newcastle city centre.

Internally, the accommodation briefly comprises an entrance hall with useful storage, a spacious dual-aspect lounge filled with natural light, and a bright and modern kitchen/dining room featuring stylish units, a breakfast bar, and direct access to the rear garden. There is also a practical utility area located just off the kitchen. Upstairs, the landing leads to a contemporary family bathroom WC with an overhead shower, an additional separate WC, and three well-proportioned bedrooms, two of which include built-in storage. Further benefits include gas central heating and double glazing throughout.

Externally, there is a private Westerly-facing rear garden that is beautifully maintained with a lawn, decking, and patio area - perfect for outdoor entertaining. The front garden is well-kept, with a gated driveway providing secure off-street parking.

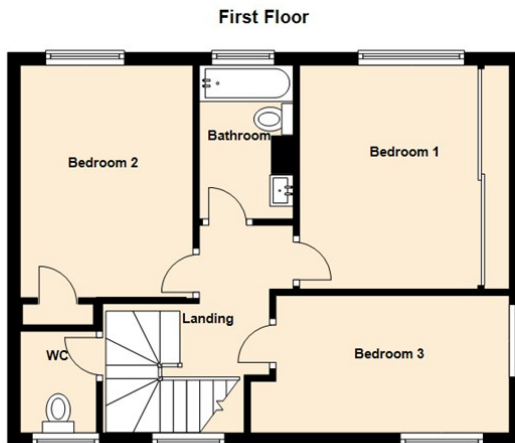
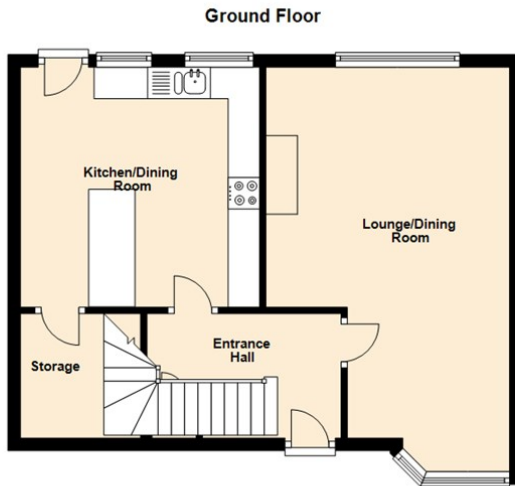
Early viewing is highly recommended to fully appreciate all that this lovely home has to offer. For further information or to arrange a viewing, please contact our Gosforth branch on 0191 236 2070.

#### Tenure

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

Council Tax Band: A





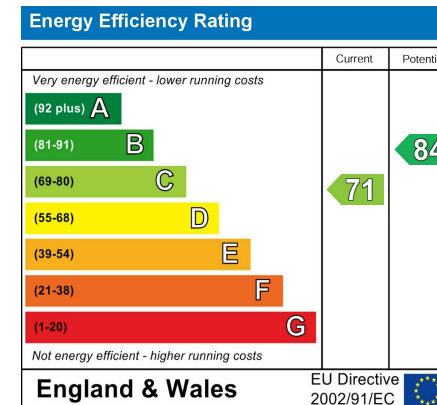
Lounge 20'4" x 12'10" (6.21 x 3.93)

Kitchen 13'4" x 11'10" (4.07 x 3.62)

Bedroom One 11'10" x 11'3" (3.62 x 3.43)

Bedroom Two 9'9" x 11'10" (2.99 x 3.62)

Bedroom Three 14'7" x 6'6" (4.45 x 1.99)



## The difference between house and home

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