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MONTAGU AVENUE, GOSFORTH, NE3

Offers Over £300,000

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Great Semi-Detached Bungalow Boasting Over 1,100 Sq ft, Situated within Central Gosforth & Boasting a 16ft Lounge, Sun Room/Conservatory, Two Double Bedrooms, Re-Fitted Shower Room, Off Street Parking with Garage, Front & Rear Lawned Rear Gardens & No Onward Chain!

This lovely two-bedroom detached bungalow is ideally located on the prestigious Montagu Avenue, Gosforth. Montagu Avenue, which is situated off Kenton Road and Kenton Avenue, is well placed to provide easy access into central Gosforth with its excellent array of shops, cafes and amenities.

The property is also positioned just a short walk from the local shops aof Kenton Park and Ashburton Village, as well as the road transport links of Kenton Road, providing excellent links into Newcastle City Centre and throughout the region.

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The internal accommodation comprises: Central hallway that leads to a spacious 16ft lounge with a large window looking out onto the rear garden and a feature stone fireplace. The hallway then leads into the kitchen/breakfast room, which is fitted with a range of wall and base units and integrated appliances. The kitchen also provides a door which leads into a bright and inviting conservatory, which also has a door leading out onto the rear terrace and garden. A well-appointed family shower room is also accessed from the hall, which includes a convenient storage cupboard, WC, wash basin and a walk-in shower.

The central entrance hallway then provides access into two front-aspect bedrooms on either side. The with the master bedroom on the left enjoying built-in wardrobes.

Externally, the property offers a wide front garden which sits against a block paved driveway and leads to a single garage with up and over door. The rear garden is well-appointed with mature planted borders and laid mainly to lawn, providing an ideal space for entertaining with fenced boundaries.



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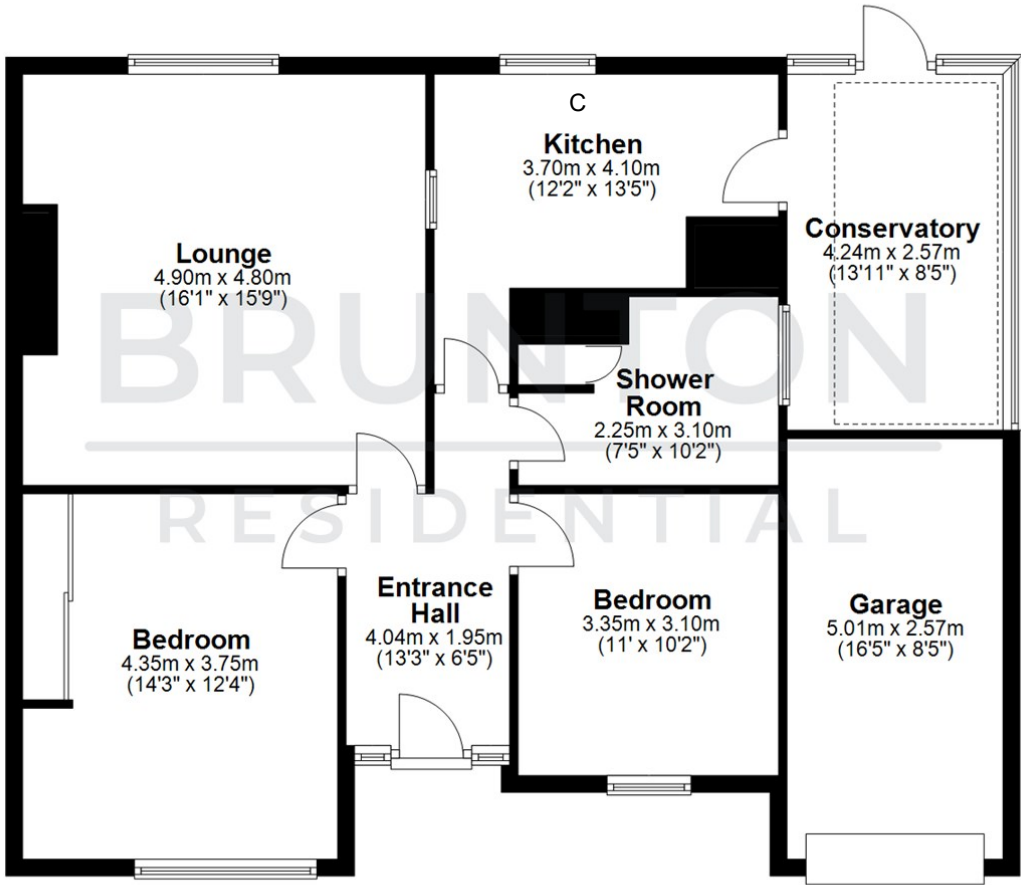
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : D

Ground Floor
Approx. 102.8 sq. metres (1107.0 sq. feet)



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		82
	65	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		