



11 Montagu Avenue  
Gosforth





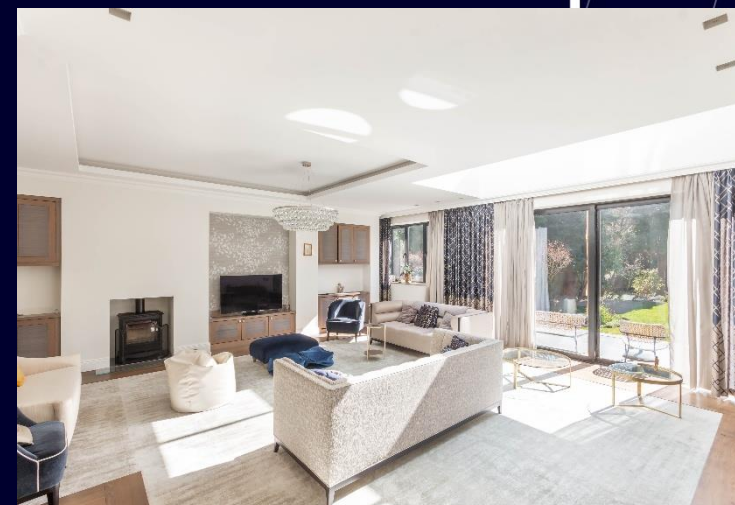


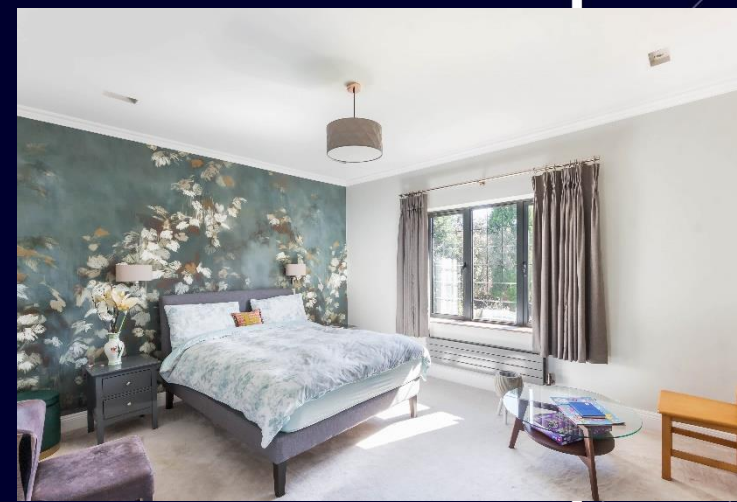
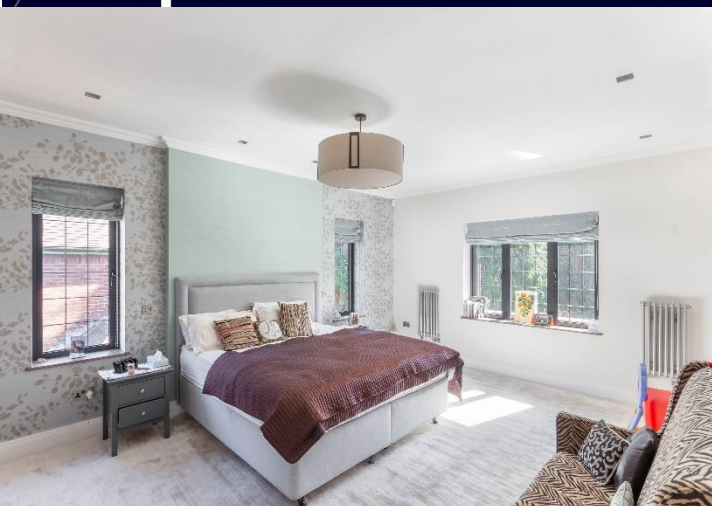
## 11 Montagu Avenue, Gosforth, NE3 4HX

This outstanding, six bedroom, link detached house is situated in a sought after location on Montagu Avenue within a leafy suburb of Gosforth. The property is only a couple of minutes' walk to the High Street with its abundance of coffee houses, restaurants, bars and independent shops, whilst Newcastle City Centre is only a short drive away and the local Metro station is within walking distance.

The versatile accommodation comprises:

Ground Floor: Entrance reception hallway with WC and cloaks cupboard | Lounge with sliding doors to the rear garden | Kitchen/dining area with integrated appliances and a central island | Utility room/laundry room with additional cooking facilities as well as a washing machine and a dryer | Snug | Double bedroom with en suite shower room





First Floor: Four additional bedrooms, all with en suite facilities

Second Floor: Double bedroom with separate bathroom

Externally, the rear garden is stunning with a lawned area, a patio terrace ideal for entertaining, borders and mature trees providing privacy.

To the front of the property is a dual 'drive in' and 'drive out' semi circular entrance with lawned area and parking for several vehicles.

Services: Mains gas, electric, water & drainage | Council Tax Band: G | EPC Rating: D

Price Guide: £1,750,000

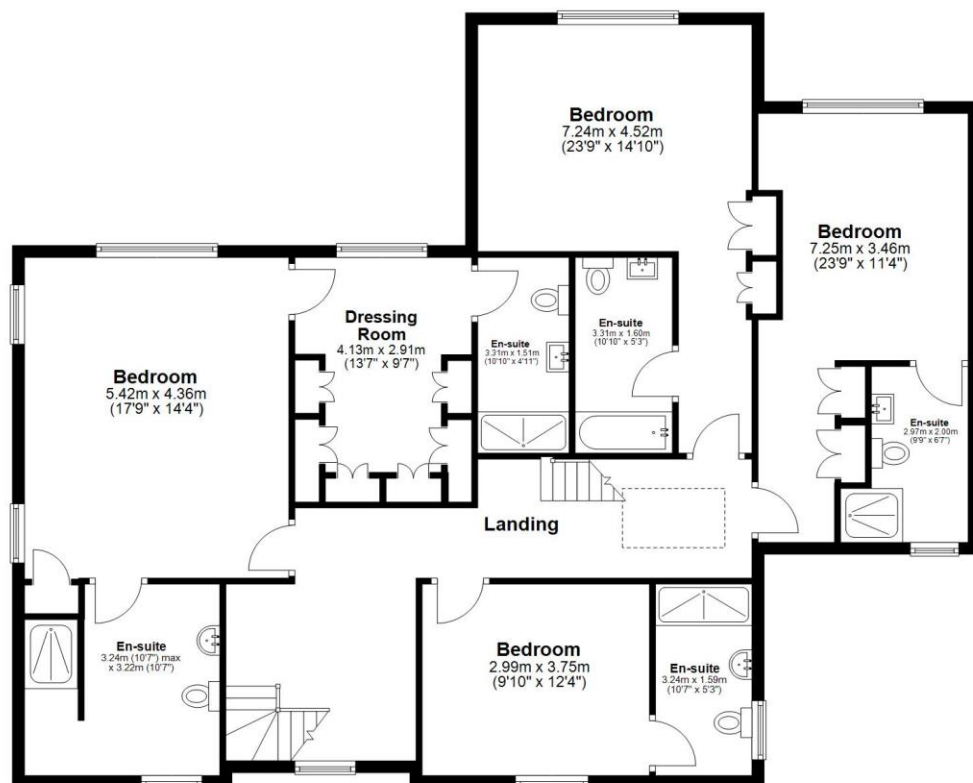






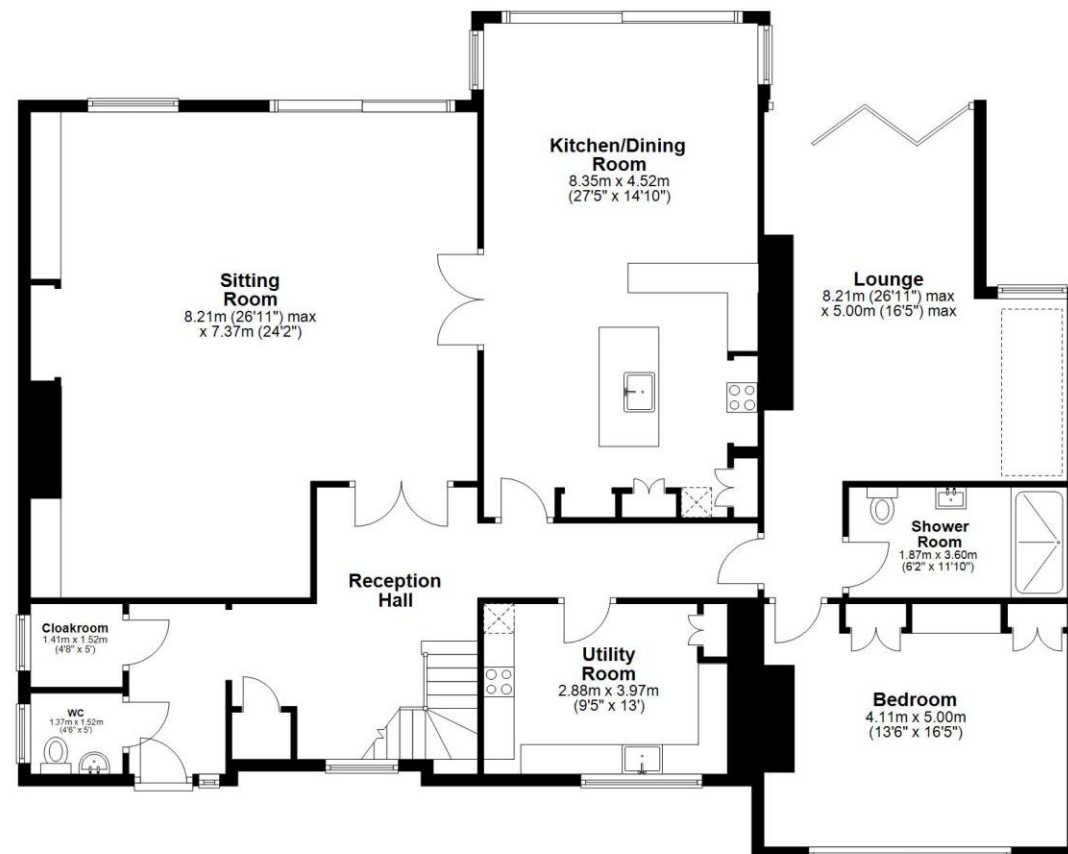
### First Floor

Approx. 147.3 sq. metres (1585.5 sq. feet)



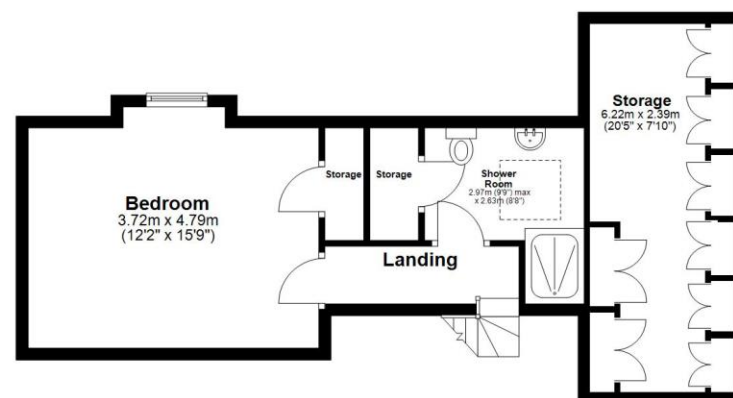
### Ground Floor

Approx. 196.1 sq. metres (2110.6 sq. feet)



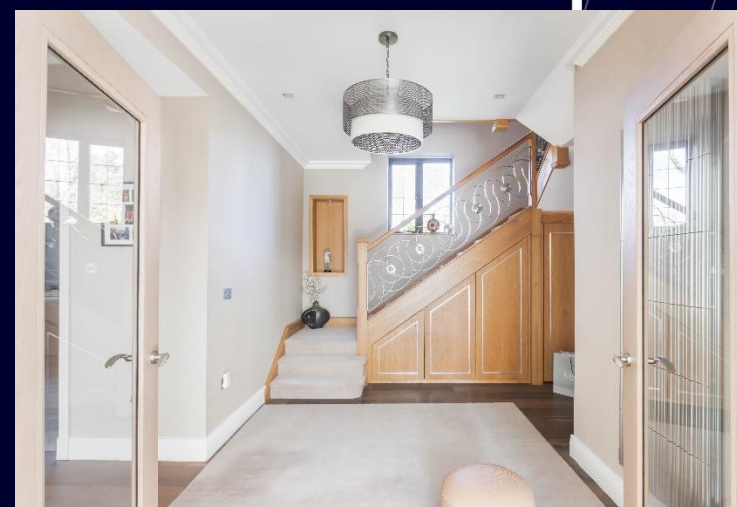
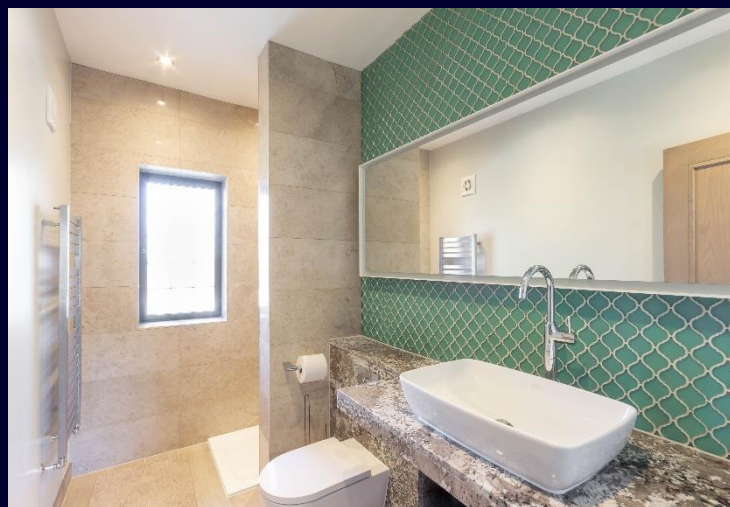
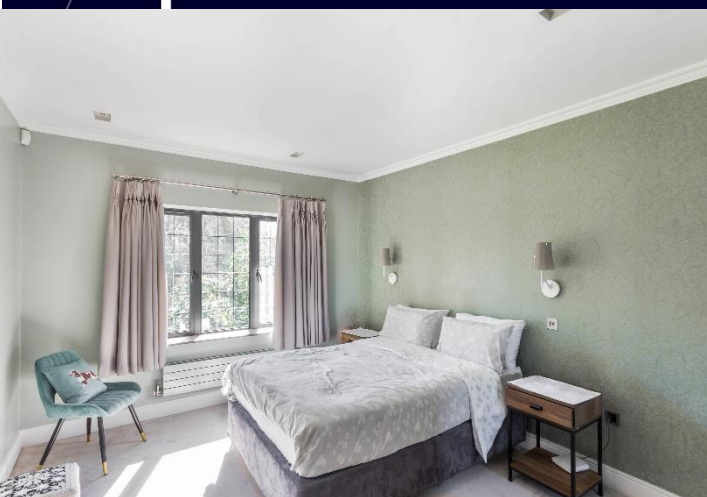
### Second Floor

Approx. 46.6 sq. metres (501.6 sq. feet)



Total area: approx. 390.0 sq. metres (4197.7 sq. feet)

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From Sanderson Young

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