

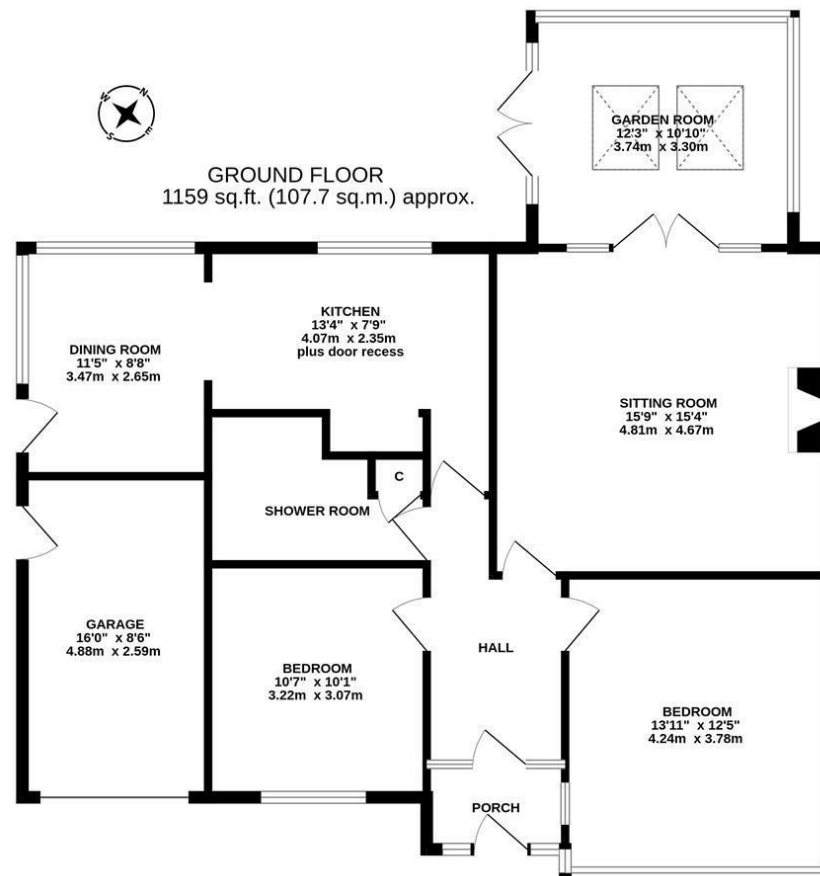




This extended semi-detached bungalow is ideally located on Montagu Avenue, Gosforth. Situated close to local schools, Montagu Avenue is well positioned to give access to the shops, cafés, restaurants and transport links of Gosforth High Street as well as Newcastle's Town Moor. Ideal for a range of buyers including people looking to downsize and families.

The accommodation briefly comprises: entrance porch through to entrance hall; sitting room with feature fire and French doors leading to the garden room; kitchen with a range of fitted units and work surfaces, open to dining room with dual aspect windows and side door access to the garden; shower room complete with three piece suite; two bedrooms, bedroom one measuring almost 14ft; garden room with French doors leading out to the garden and two electrically operated sky lights. Externally, a block paved front driveway providing off-street parking, leading to the garage providing further off-street parking/storage. To the rear and side, an enclosed garden laid to both block paving and lawn with raised planting and fenced boundaries. Well presented throughout, early viewings are advised!

Semi-Detached Bungalow | 1,159 Sq ft (107.7m<sup>2</sup>)  
 | Two Bedrooms | Sitting Room | Kitchen |  
 Dining Room | Garden Room | Shower Room |  
 Shower Room | Garage | Front Driveway | Side  
 & Rear Gardens | GCH | Great Location |  
 Freehold | Council Tax Band C | EPC: Tbc



TOTAL FLOOR AREA: 1159 sq.ft. (107.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Offers Over £350,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

