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97 Montagu Avenue  
Gosforth



SANDERSON YOUNG  
estate agents &  
property consultants

Price Guide: £310,000



# 97 Montagu Avenue, Gosforth, Newcastle upon Tyne NE3 4SD

## SITUATION AND DESCRIPTION

A beautifully presented and fully refurbished, two bedroom semi-detached bungalow on Montagu Avenue, with a lovely easily maintained landscaped rear garden, block paved driveway and single garage. The property has been refurbished in the last two years to a high specification, with an attractive conservatory, fitted kitchen with integrated appliances, bathroom with under floor heating, fitted wardrobes to each of the bedrooms and oak flooring.

The accommodation briefly comprises: reception hallway, sitting room, conservatory, fitted kitchen with breakfast bar, utility room, two bedrooms, bathroom with walk-in bath and mains shower, single garage, block paved driveway and attractive landscaped front and rear gardens.

A great opportunity for those buyers looking to downsize within central Gosforth, and well placed for ease of access to Gosforth High Street, with its wide range of shops, cafes and restaurants, and to excellent public transport links to Newcastle city centre.

The property comprises:

## RECEPTION HALLWAY

9'6 x 6'3 (2.90m x 1.90m)

A lovely reception hallway with oak flooring, ceiling coving, a radiator and doors leading to the living room, kitchen/breakfast room and bedrooms and bathroom.

## SITTING ROOM

15'8 x 15'4 (4.78m x 4.67m) maximum

An excellent sized sitting room, with a gas living flame fire with a decorative cream surround, ceiling coving, dado rail and a radiator with a decorative cover.

The sitting room has an additional radiator, and double glazed sliding patio doors opening to the conservatory at the rear.

## CONSERVATORY

8'9 x 14'3 (2.67m x 4.34m)

A lovely conservatory with double glazed windows and French doors opening to the rear garden, a tiled floor and a radiator.

## KITCHEN

7'7 x 13'5 (2.31m x 4.09m)

A contemporary kitchen fitted with a range of cream hi gloss wall and base cabinets, with solid wood worktops and incorporating a stainless steel round sink and drainer. The kitchen has a halogen hob with an extractor hood over, integrated dishwasher, oven, microwave, fridge/freezer and radio. The kitchen/breakfast room has a tiled floor, a vertical radiator, inset spots and breakfast bar with stools. French doors open from the kitchen/breakfast room to the rear garden and a door also opens to the utility room.

## UTILITY ROOM

12'5 x 6 (3.78m x 1.83m)

The utility room has a tiled floor, double glazed window and door to the rear garden, plumbing for a washing machine, space for tumble dryer and a door to the garage.



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### **BEDROOM ONE**

13'4 x 12'4 (4.06m x 3.76m)

This double bedroom has a double glazed window to the front elevation, ceiling coving, vertical radiator, fitted bedroom furniture with wardrobes and drawers.

### **BEDROOM TWO**

10'1 x 10'9 (3.07m x 3.28m)

A double bedroom, with a double glazed window to the front elevation, fitted wardrobes and drawers and a radiator.

### **BATHROOM**

7'1 x 9'9 (2.16m x 2.97m) maximum

The bathroom is fitted with a walk-in bath with seat and separate hand held shower attachment, wash hand basin in vanity unit with storage, a separate mains shower with rainfall shower head and separate hand held attachment and a wc. The bathroom has under floor heating to the tiled floor, a chrome ladder radiator, inset spots and a double glazed window to the side elevation.

### **GARAGE**

8'1 x 16'5 (2.46m x 5m)

The single garage has an up and over door, power and lighting and a door to the utility room.

### **EXTERNALLY**

To the front of the property there is a block paved driveway providing off street parking which in turn leads to the single integral garage.

The front garden is landscaped with slate chippings and a planted border with a brick wall

to the boundary. To the rear is an attractive patio leading from the kitchen and conservatory and easily maintained landscaped garden with a lawn, planted borders and shrubbery. There is a timber fence to the boundary and a garden shed.



### **SERVICES**

The property has mains gas, electric, water and drainage and has a broadband cable connection.

### **TENURE**

Freehold

### **COUNCIL TAX**

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

### **ENERGY PERFORMANCE RATING**

Grade: C



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