

BRUNTON

RESIDENTIAL



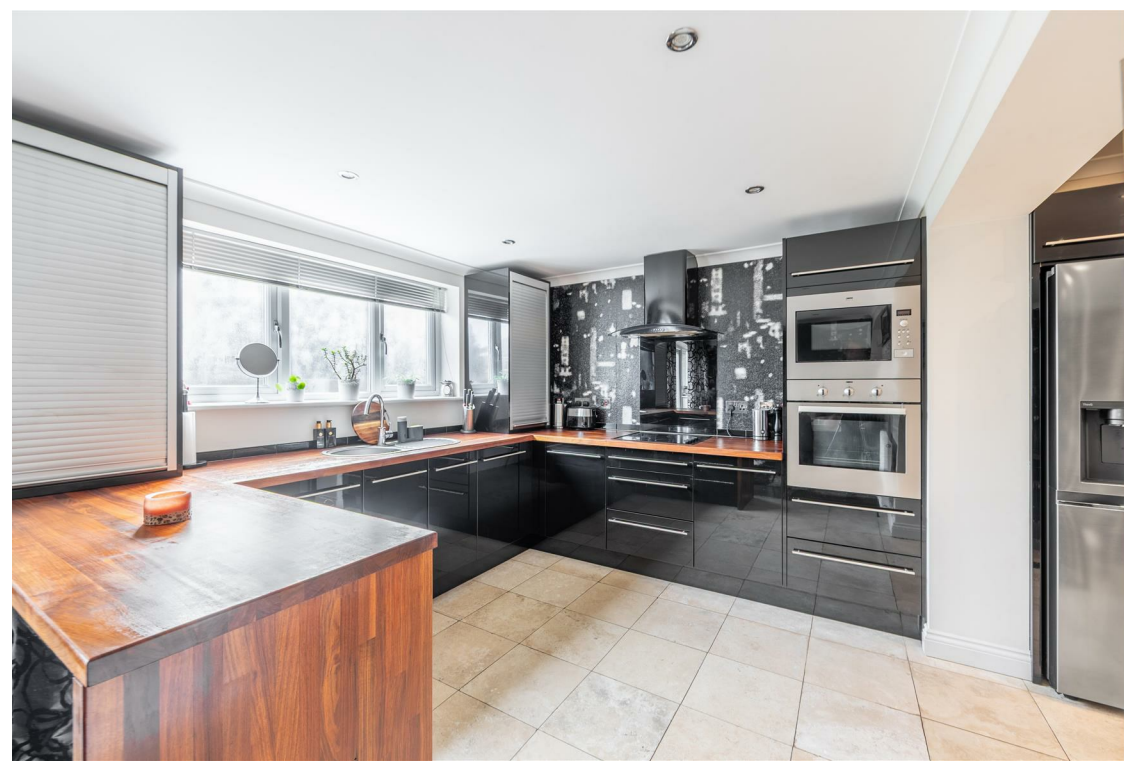
MONTAGU AVENUE, GOSFORTH, NE3

Offers Over £425,000

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EXTENDED FAMILY HOME | THREE BEDROOMS | SOUGHT AFTER LOCATION

Brunton Residential are delighted to welcome to the market this extended semi detached home on Montagu Avenue, Gosforth with multi vehicle drive, ground floor WC and utility area.

For more information and to book your viewing please call our team on 0191 236 8347.

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Brunton Residential are delighted to welcome to the market this extended three bedroom semi detached family home on the sought after Montagu Avenue in Gosforth. Briefly comprising; entrance vestibule, inner hallway with ground floor WC, lounge with walk in back, media wall and double doors leading to the original kitchen and dinning room which has been reconfigured to give an open plan living space and extended to the rear with French doors onto the rear garden. The kitchen diner also provides access to the utility room which leads to the garage and gives further garden access.

Off the landing to the first floor there are three well proportioned bedrooms and the three piece bathroom with shower over the bath.

Externally there is a multi vehicle drive to the front offering off street parking leading to the garage. To the rear is an enclosed garden with decking area, ideal for alfresco entertaining.

Tenure

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

Council Tax Band D



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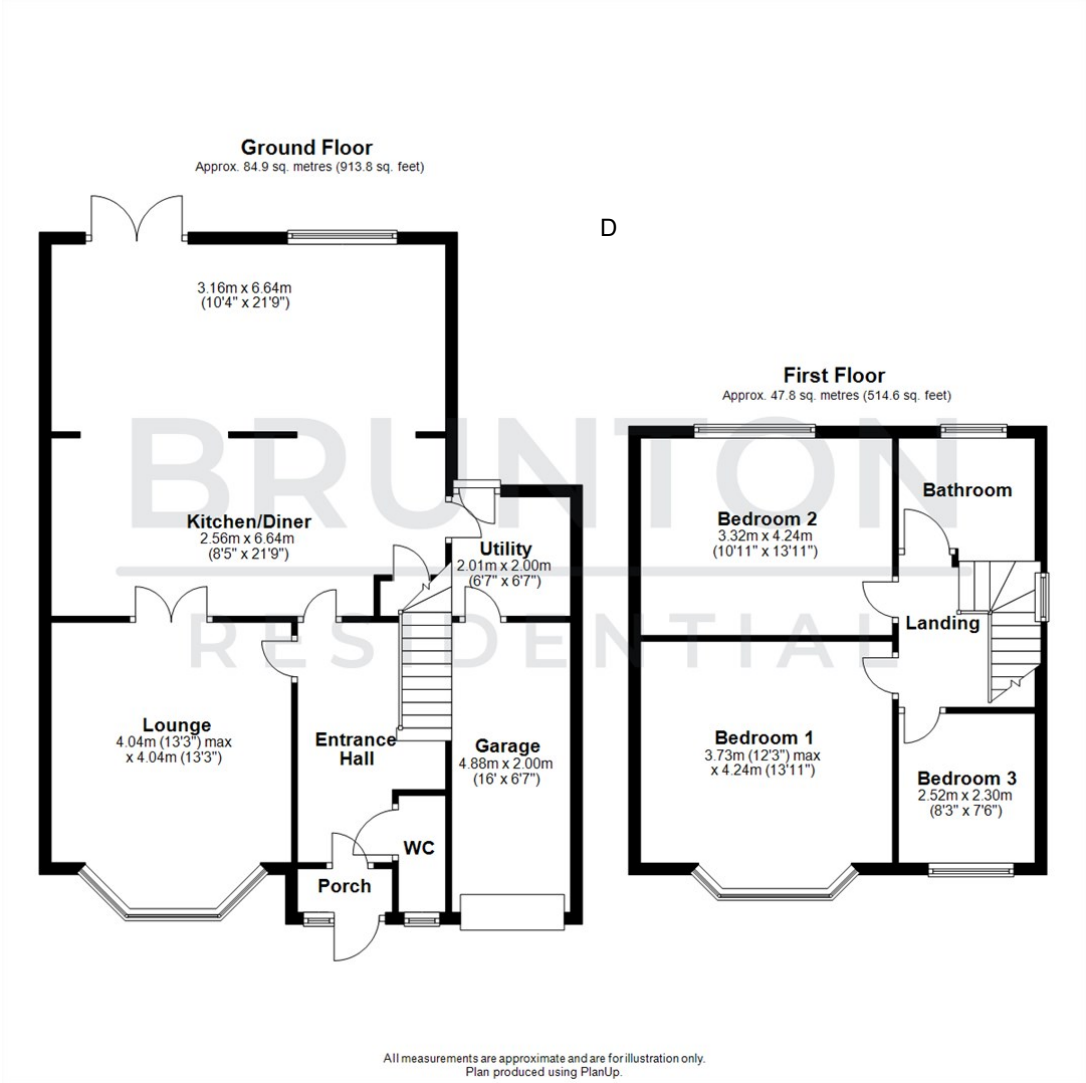
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING :



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		
England & Wales		
EU Directive 2002/91/EC		

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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		