







2



2



1

- Two Double Bedrooms
- Semi Detached Bungalow
- Orangery/Sun Room
- No Onward Chain
- Desirable Address
- Garage & Driveway
- Well Presented
- Fitted Wardrobes
- Gas Central Heating
- Double Glazing







Located on the highly desirable Montagu Avenue, Gosforth is this stunning two bedroom semi detached bungalow offered with no onward chain. The property benefits from a wealth of local amenities including shops, schools and leisure facilities in Gosforth with further amenities being offered in Newcastle City Centre. Internally the bungalow briefly comprises:- entrance porch, grand entrance hall, two double bedrooms with fitted wardrobes, substantial lounge with feature fireplace, orangery/sun room, four piece shower room WC and kitchen with an adjoining dining area. Externally there are mature well stocked gardens to both the front and rear of the property (the rear benefiting from a Westerly aspect), as well as a block paved driveway to the front leading to an attached garage. The bungalow also benefits from gas central heating, double glazing and a boarded loft with large hatch and access ladder. A beautiful bungalow in a sought after setting which should prove very popular. Contact the branch on 0191 236 2070 for more information and to book your viewing.



## Ground Floor



## The difference between house and home

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Lounge 15'3" x 15'10" (4.66 x 4.83)

Dining Room 12'4" x 6'10" (3.78 x 2.10)

Orangery/Sun Room 11'0" x 9'2" (3.36 x 2.80)

Kitchen 13'5" x 7'6" (4.11 x 2.29)

Master Bedroom 12'5" x 13'5" (3.80 x 4.10)

Bedroom Two 11'0" x 10'1" (3.36 x 3.08)

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		
	72	72
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
	71	71
England & Wales		
	EU Directive 2002/91/EC	

Gosforth 0191 236 2070  
 Newcastle 0191 284 4050  
 Forest Hall 0191 605 3134  
 High Heaton 0191 270 1122  
 Low Fell 0191 487 0800  
 Tynemouth 0191 257 2000  
 Whitley Bay 0191 251 3000  
 Property Management Centre 0191 236 2680



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