

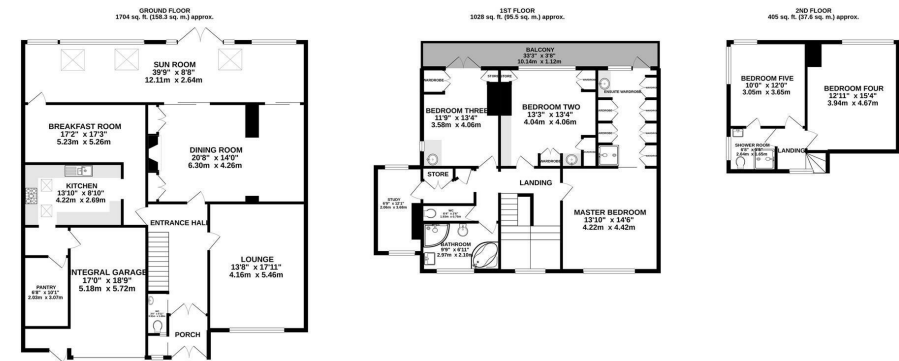
**\*\*AVAILABLE DECEMBER 2020\*\***  
**\*\*UNFURNISHED\*\* \*\*LARGE**  
**DETACHED FAMILY HOME\*\*** A fine example of a detached house, found in arguably one of Newcastle's most sought after locations! Situated on Montagu Avenue, central Gosforth, this fantastic family home boasts a spacious reception, an integral garage, private balcony and a large lawned garden to the rear!

Set over three floors and boasting in excess of 3,100 sq ft, the accommodation briefly comprises an entrance porch with cloak store through into a spacious hallway with under-stairs WC. There is a 17ft lounge, separate dining room with feature fireplace, modern kitchen with integrated appliances open to a breakfast room, a walk in pantry housing a combi-boiler and a shower as well as an integral garage large enough to park a small car. To the rear of the ground floor there is also a fabulous sun room looking out on to the garden. The first floor comprises a master double bedroom with walk in ensuite wardrobe, two further double bedrooms with fitted wardrobe space, a family bathroom with separate WC, storage area and a study. There is also a balcony accessed from both the master bedroom and bedroom three. The second floor has two double bedrooms and a shower room WC. Externally there is a large garden to the rear, laid mainly to lawn with hedged boundaries. To the front there is a large driveway providing ample off street parking.



A grand family home, available on an unfurnished basis, viewings highly recommended!

Available 28th December 2020 | £1,950pcm  
 | Unfurnished | Detached House | 3,137 Sq. ft (291.4 m2) | Lounge | Dining Room | Modern Fitted Kitchen | Breakfast Room | Pantry | Sun Room | Integral Garage | Five Double Bedrooms | Family Bathroom | Shower Room WC | Ground Floor WC | Study | Balcony | Large Driveway | Large Rear Garden | Plenty Of Storage Space | Great Location | DG & GCH | Excellent Family Home | EPC Rating: D



TOTAL FLOOR AREA: 3137 sq. ft. (291.4 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.  
 Made with Metrepx 10/2019



**£1,950 PCM**

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