



98 Montagu Avenue
 , Gosforth NE3 4SB

- Four bedroom
- Rear garden
- Recently decorated
- Council tax band E
- Family home
- Large driveway
- EPC D

£1,700





Montagu Avenue in the desirable area of Gosforth, this link-detached house presents an excellent opportunity for families seeking a spacious and modern home. With four well-proportioned bedrooms, this property offers ample space for both relaxation and privacy. The layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings with family.



The house boasts two bathrooms, featuring both a shower room and a separate bathroom, ensuring convenience for busy mornings and family life. Newly decorated throughout, the interiors are fresh and inviting, ready for you to move in and make it your own.



Outside, the property is complemented by a lovely rear garden, providing a tranquil outdoor space for children to play or for hosting summer barbecues. Additionally, the large driveway offers plenty of parking space, a valuable asset in this sought-after area.



Living Room

Dining Space

Kitchen

Utility Room

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Shower room

Bathroom

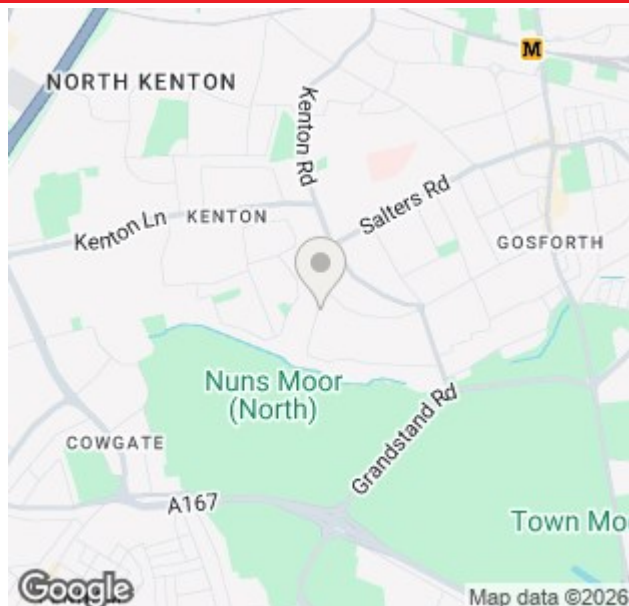




Local Authority newcastle upon tye
 Council Tax Band E
 EPC Rating D
 Deposit £1,700
 Furnishing Not specified

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



ML Estates Lettings Office

27 Avenue Road, Seaton Delaval, Tyne
 And Wear, NE25 0DT

Contact

0191 237 60 60
 lettings@mlestates.co.uk
 www.mlestates.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.