





- Popular Location
- In Need of Updating
- Two Bedrooms
- Front and Rear Gardens
- Gas Central Heating
- Double Glazing
- Freehold
- Viewing Recommended
- Call For More Information



 **Jan Forster**

**MORE IMAGES  
COMING SOON!**

Viewings being booked... register your interest today

 Call **0191 487 0800** for more information

\*\* Video Tour on our YouTube Channel | <https://youtu.be/Vb5vJo0HFUQ>  
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#### Public Notice

Address: 28 Montrose Crescent, Gateshead, NE9 5NN

We are acting in the sale of the above property and have received an offer of £79,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - D

Jan Forster Estates offer for sale this two-bedroom, mid-terrace house, located within a popular area of Gateshead. The property is in need of updating and will appeal to investors. Close to excellent local amenities and transport links, early viewings come highly recommended.

Internally the property briefly comprises to the ground floor: - entrance hallway, lounge, kitchen, and bathroom. To the second floor there are two bedrooms and a bathroom/w.c. The property further benefits from gas central heating and double glazing.

Externally there is a garden to the front along with side access through to the rear garden, which has a patio area and lawn.

For more information and to book a viewing please call our Gateshead office on 0191 487 0800.

#### Tenure

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

Council Tax band \*A\*

Living Room 12'5" x 13'5" (3.80 x 4.10)

Kitchen 16'9" x 6'6" (5.12 x 2.00)

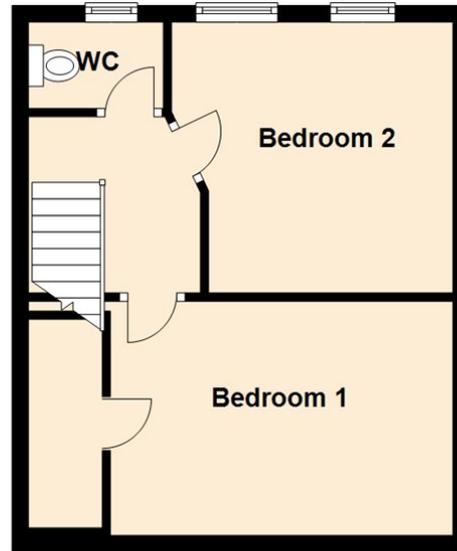
Bedroom One 9'3" x 17'0" (2.84 x 5.19)

Bedroom Two 10'9" x 11'3" (3.28 x 3.44)

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>67</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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