



### 3 bed detached house to buy in

Mountside Gardens, Dunston, Gateshead,  
Tyne and Wear, NE11 9QD

**£410,000** Offers Over

 x 3  x 2  x 2

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Three Bedrooms
- ✓ Detached
- ✓ Lots of Potential
- ✓ Close to Local Amenities
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Description

Situated within the extremely sought after Mountside Gardens, this is an exceptionally rare opportunity to acquire a substantial three bedroom detached family home boasting breathtaking panoramic views across Gateshead, Newcastle and even towards the iconic St James' Park. Occupying a generous plot, this impressive extended residence offers an abundance of living space and endless potential for modernisation, making it the perfect forever family home.

Upon entering, the property welcomes you with a grand entrance hall leading into a spacious living room, ideal for relaxing and entertaining. Also leading into a downstairs cloakroom. To the rear is a fantastic open plan kitchen diner alongside a separate dining room and a beautiful sun room which perfectly captures the stunning surrounding views and natural light.

To the first floor are three exceptionally large bedrooms, with the layout offering potential to create a fourth or even fifth bedroom if desired. The impressive master bedroom benefits from a substantial area ideal for a walk in wardrobe, whilst the upstairs accommodation is further complemented by a spacious four piece family bathroom and access to a balcony overlooking the stunning rear garden and far-reaching city views.

Externally, the property continues to impress with a large rear garden offering ample space for outdoor entertaining, family living and enjoying the spectacular scenery. To the front is a garage and a large driveway providing generous off street parking.

Additionally the property benefits from a solar panel system situated on the south facing side of the property.

Although slightly dated throughout, this outstanding home offers huge potential for buyers looking to create something truly special in one of the area's most desirable locations.

Council Tax Band: E

Tenure: Freehold

Price: Offers Over £410,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## External Front



## Entrance Hall

4.558m x 2.942m (14'11" x 9'7")



## Living Room

6.532m x 3.322m (21'5" x 10'10")



## Kitchen

3.099m x 3.772m (10'2" x 12'4")



## Dining Room

3.022m x 2.644m (9'10" x 8'8")



## Sun Room

2.915m x 2.882m (9'6" x 9'5")



## Utility Room

3.228m x 2.044m (10'7" x 6'8")



## First Floor Landing

3.032m x 2.612m (9'11" x 8'6")



## Bedroom 1

5.60m x 3.40m (18'4" x 11'1")



## En-Suite

3.603m x 2.994m (11'9" x 9'9")



## Balcony



## Bedroom 2

5.685m x 3.344m (18'7" x 10'11")



## Bedroom 3

3.955m x 2.756m (12'11" x 9'0")



## Bathroom

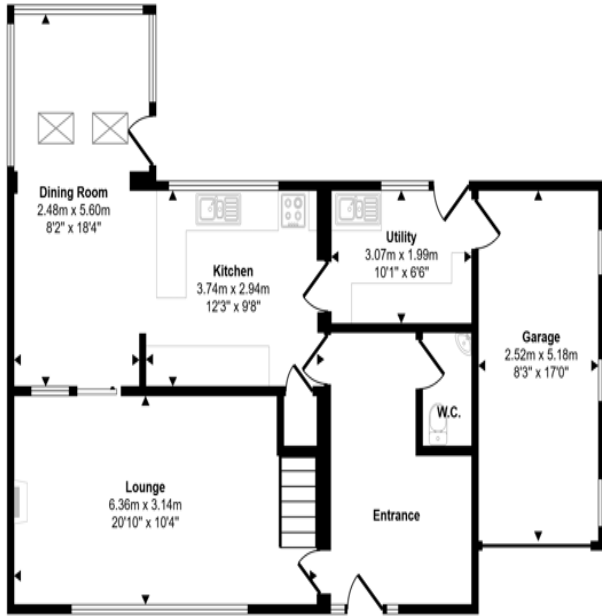
2.477m x 1.696m (8'1" x 5'6")



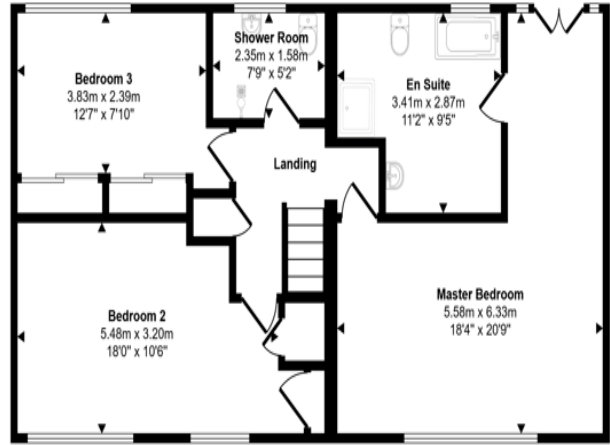
## Rear Garden



Approx Gross Internal Area  
158 sq m / 1698 sq ft



Ground Floor  
Approx 80 sq m / 864 sq ft



First Floor  
Approx 77 sq m / 834 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   | 83                         | 86        |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |

Mountside Gardens, Dunston, Gateshead, Tyne and Wear, NE11 9QD

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

