



Mount Park, NE9 7UQ
4 Bed - House - Detached
£369,995

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Welcome to Mount Park, an exceptional assortment of high-quality 3 & 4-bedroom residences situated in Springwell Village, Gateshead. Mount Park accommodates purchasers with varying budgets and needs. Whether you're a family seeking more space, requiring additional living area, or simply desiring a move to a more economical and eco-friendly home, it's the perfect setting to embark on the next phase of your life.

PLOT 62

The Shrewsbury presents a four-bedroom layout. The open-plan kitchen/family area provides an ideal setting for family life or entertaining guests. Additionally, there's a separate lounge and a study, perfect for those working remotely or seeking a play area for young ones.

Moving upstairs, the ample master bedroom is equipped with a fitted wardrobe and a luxurious en-suite, accompanied by three further spacious bedrooms and a family bathroom. Practicality abounds in this residence, with the inclusion of a utility room and downstairs cloakroom.

Esh Homes has a high specification across all their house types, with renowned brands such as Beko, Porcelanosa, and HIVE included. Moreover, their homes come equipped with, integrated appliances, and block-paved driveways as standard.

Savings of over £21,000

Breakdown:

MSS £6000

Stamp duty £5999 (based on £369995)

Flooring £7500

Integrated FF and DW £1250

Landscaped garden £750

Part Exchange is also available

THIS PROPERTY HAS A B ENERGY RATING.



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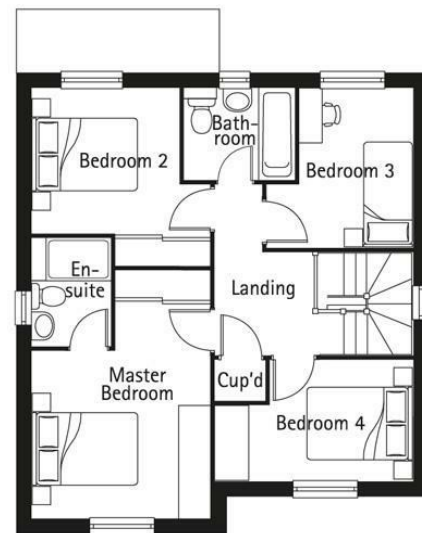
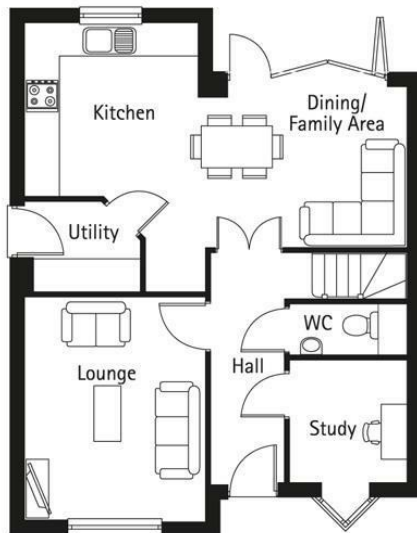
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-120 kWh/m ² /year	A		
81-104 kWh/m ² /year	B		
66-80 kWh/m ² /year	C		
55-65 kWh/m ² /year	D		
46-54 kWh/m ² /year	E		
39-45 kWh/m ² /year	F		
31-38 kWh/m ² /year	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
101-110 g/m ² /year	A		
81-100 g/m ² /year	B		
66-80 g/m ² /year	C		
55-65 g/m ² /year	D		
46-54 g/m ² /year	E		
39-45 g/m ² /year	F		
31-38 g/m ² /year	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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