



Mount Park, NE9 7UQ
4 Bed - House - Detached
£349,995

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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 65

The Lichfield stands as an exceptional 4-bedroom detached residence complete with an integrated garage. Residents of Lichfield can indulge in premium fixtures throughout, alongside HIVE heating.

The ground floor of the Lichfield boasts a capacious lounge featuring a bay window, as well as a striking open-plan kitchen/dining/family area with bifold doors leading to the rear garden. Additionally, there's a practical utility room and downstairs cloakroom.

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 £20,499

Breakdown:

MSS £6000

Stamp duty £4999 (based on £349995)

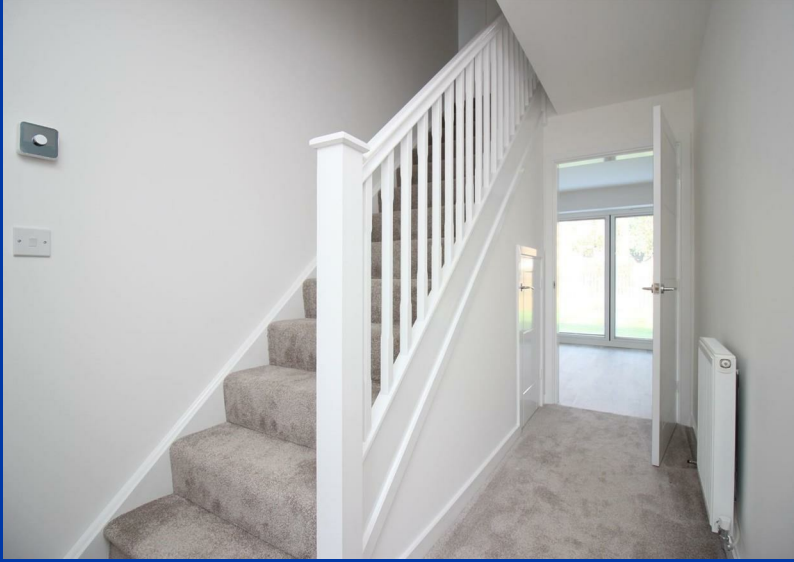
Flooring £7500

Integrated FF and DW £1250

Landscaped garden £750

Part Exchange is also available

THIS PROPERTY HAS A B ENERGY RATING.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-120	B		
85-105	C		
65-85	D		
45-65	E		
25-45	F		
1-25	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	A		
101-110	B		
81-100	C		
61-80	D		
41-60	E		
21-40	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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