





- Popular Location
- Detached Family Home
- Driveway and Garage
- Freehold
- Viewing Recommended
- Corner Plot
- Three Bedrooms
- Conservatory
- Council Tax Band \*D\*
- Call For More Information





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/10gHjZDbDSc> \*\*

Jan Forster Estates are pleased to present to the market this well presented, three-bedroom detached property on Mountside Gardens, in Dunston. The property is offered for sale with the benefit of no upper chain and will appeal to the growing family.

This desirable residential area is close to excellent transport links and local amenities. The Metro Centre and Team Valley trading estate are only a short commute away and Dunston Train station is within walking distance.

The property briefly comprises to the ground floor: - entrance porch and hallway with ground floor w.c, spacious open plan lounge dining room with sliding door access to the conservatory with bi-folding doors offering access outside, kitchen with fitted units and integrated oven and hob and a handy utility room with access to the rear garden and garage. To the first floor there are three good-sized bedrooms, two with built-in storage and there is also a modern family bathroom/w.c. with shower over the bath.

Externally there is a garden and driveway to the front leading to the integral garage. There is also a stunning, well stocked, split-level garden to the rear with a generous patio area and lawn. A perfect space to relax or entertain in the warmer months.

Interested parties are urged to arrange a prompt and essential internal viewing. For more information, please contact our sales team 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 \*D\*





Lounge Dining Room 16'11" x 22'0" (5.17 x 6.73)

Conservatory 12'9" x 10'2" (3.89 x 3.11)

Kitchen 11'10" x 9'9" (3.62 x 2.98)

Utility Room 9'1" x 7'10" (2.79 x 2.40)

Bedroom One 15'1" x 10'11" (4.61 x 3.34)

Bedroom Two 13'3" x 8'9" (4.05 x 2.68)

Bedroom Three 8'0" x 9'0" (2.44 x 2.76)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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