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MOUNT GROVE, DUNSTON, NE11

Offers Over £175,000

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Well-presented two-bedroom semi-detached home offering a spacious open-plan layout and a generous rear garden, situated on Mount Grove, Dunston, Gateshead.

The property includes a bay-fronted living room, an open-plan kitchen-diner, a separate utility room, and a convenient WC. There are also two double bedrooms and a family bathroom. Externally, the property benefits from a block paved driveway, detached garage, and an enclosed rear garden with decking and lawned areas.

Mount Grove is positioned within a popular residential area of Dunston, offering convenient access to local shops, supermarkets, schools, and everyday amenities. The area benefits from excellent road links via the A1, providing straightforward access to Newcastle city centre, Gateshead, and the surrounding areas, alongside nearby public transport connections. Nearby green spaces and riverside walks add to the appeal, making the property well-suited to first-time buyers, professionals, and small families.

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The internal accommodation comprises: an entrance hallway with stairs leading up to the first floor and access into the bay fronted living room positioned to the right. The living room is a spacious and bright reception space with a bay window to the front elevation and an open plan layout leading through into the dining area.

The dining area continues through into the kitchen, creating a generous kitchen diner fitted with a range of wall and base units, stylish tiled splashback, integrated oven and hob with extractor over, breakfast bar seating area, and pleasant views over the rear garden. French doors open directly out onto the rear decking, whilst the ground floor also benefits from a convenient WC and additional storage cupboard. The separate utility room is fitted with further wall and base units, plumbing for appliances, understairs storage cupboards, and external access.

The first floor landing includes loft access and gives access to two double bedrooms and the family bathroom. The main bedroom is positioned at the front of the property, whilst the second bedroom overlooks the rear garden. The bathroom is fitted with a WC, a wash hand basin, a storage cupboard, tiled walls, tiled flooring, and a bath with a shower over.

Externally, the property benefits from a block paved driveway providing off-road parking and access to a detached garage. To the rear is a generous enclosed garden featuring raised decking areas ideal for outdoor seating and entertaining, a well-maintained lawn, planted borders, vegetable growing beds, and greenhouse space, creating a versatile outdoor area with plenty of room for both relaxing and gardening.



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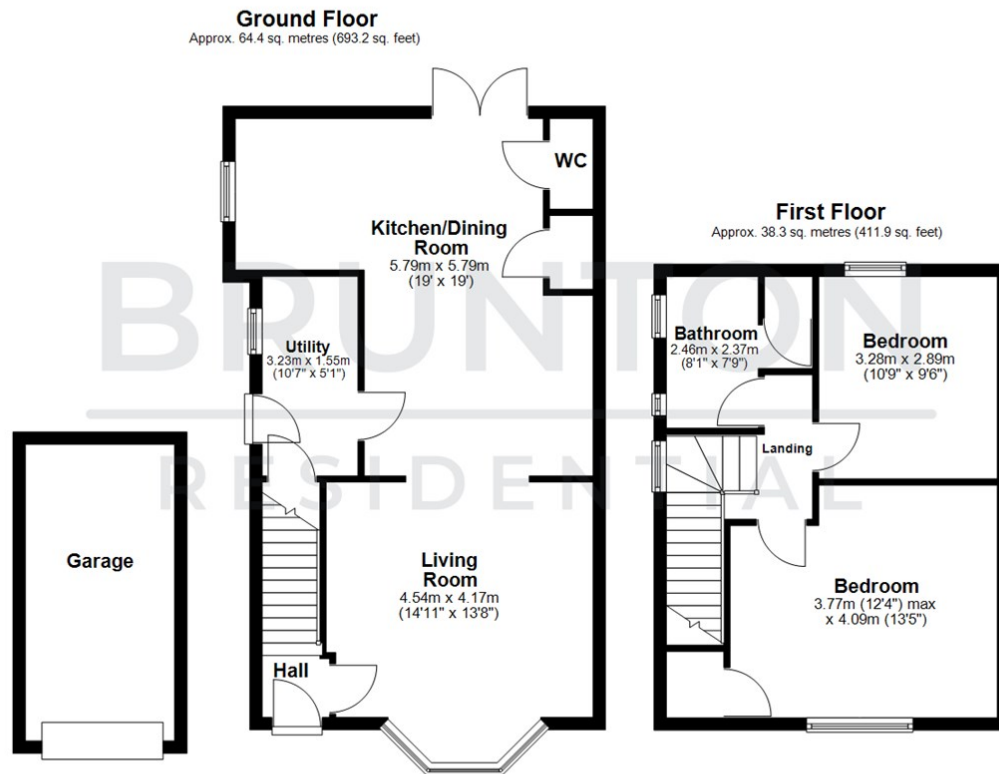
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TENURE : Freehold

LOCAL AUTHORITY : Gateshead CC

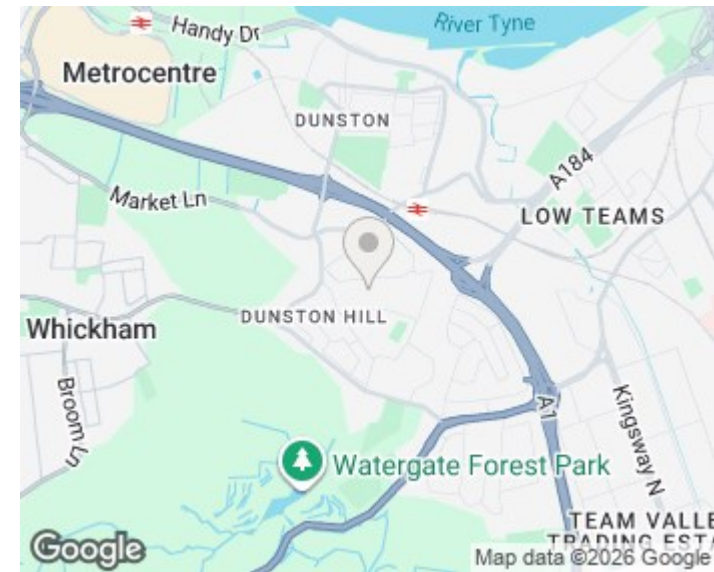
COUNCIL TAX BAND : B

EPC RATING : C



Total area: approx. 102.7 sq. metres (1105.1 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	76
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		