



To buy

### 3 bed semi-detached house to buy in NE33

August Place, Westoe, South Shields, Tyne and Wear, NE33 3DW

# £225,000

🏠 x3 🚗 x1 🚻 x1

Tenure

**Freehold**

### Property features

- ✓ THREE BEDROOM SEMI DETACHED
- ✓ SINGLE GARAGE AND ENCLOSED GARDENS
- ✓ REFURBISHED AND IMPROVED
- ✓ GREAT LOCATION AND AMENITIES
- ✓ EPC Rating D

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

| THREE BEDROOM | SEMI DETACHED | GAS CENTRAL HEATING | DOUBL EGLAZED | ENCLOSED GARDENS AND GARAGE | GREAT COASTAL LOCATION |

We are delighted to offer to the market this beautifully presented three bedroom semi detached house on the popular August Place, Westoe. A great location with good schools close by as well as being a short walk to the metro the property is close to the Sea front with award winning beaches and coastal walks.

Recently refurbished the property has the benefit of a refitted kitchen and utility room, and refitted bathroom. Double glazed conservatory and west facing gardens making an ideal family home.

Comprising briefly :- Composite door to the entrance porch with door to the lounge. Double doors lead from the lounge to the kitchen/diner with double doors leading to the conservatory and door leading to the utility room. To the first floor landing lie bedroom one, bedroom two, bedroom three and family bathroom.

Externally an enclosed garden lies to the rear, set to lawn with a decked patio area and separate paved patio. to the front double gated give access to eh block paved driveway leading to the single garge

Offered for sale with no upper chain early viewing is essenetial..

Council Tax Band: C

Tenure: Freehold

Price: £225,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Year built: 1994

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

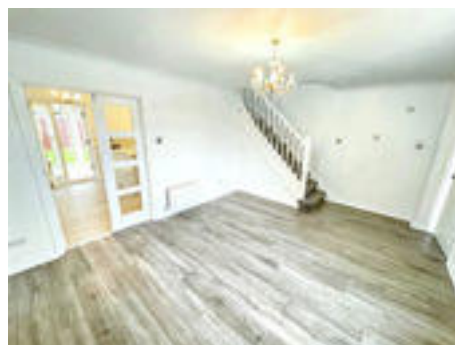
## Entrance

Composite door to the entrance porch with door to the lounge.



## Lounge

Double glazed window to the front and central heating radiator. Stairs to the first floor landing and double doors to the kitchen/diner.



## Kitchen/diner

Fitted with a range of wall and base units with roll top work surfaces, stainless steel sink unit with mixer tap and splash back tiling. Electric oven and ceramic hob with extractor hood. Built in storage cupboard and door to the utility room. Double doors to the conservatory.



## Diner



## Utility room

Fitted base units with stainless steel sink with mixer tap and splash back. Plumbed for automatic washing machine. Double glazed window and door to the rear.



## Conservatory

Double glazed conservatory leading to the patio.



## Bedroom One.

Double glazed window to the front and central heating radiator.



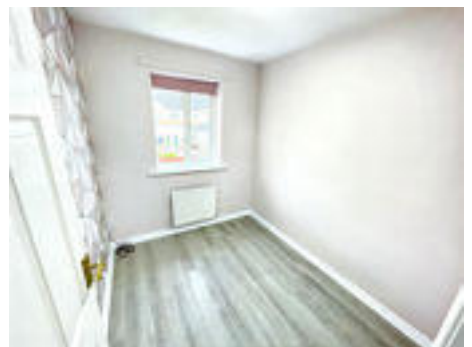
## Bedroom Two

Double glazed window to the rear central heating radiator.



## Bedroom three

Double glazed window to the rear and central heating radiator.



## Bathroom

Comprising panelled bath with shower over, wash basin and low level w.c.. double glazed window to the front and central heating radiator.

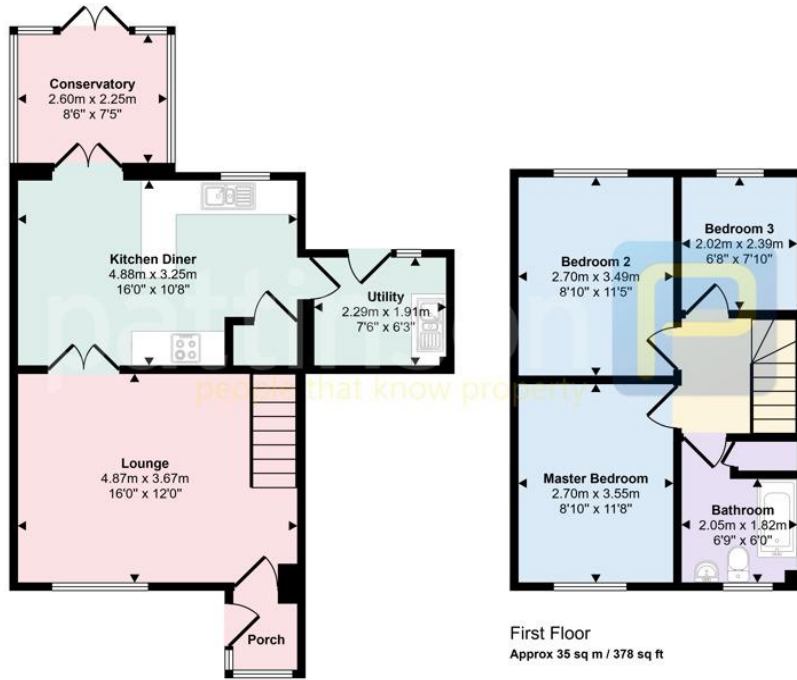


## External

An enclosed garden lies to the rear, set to lawn with decked patio area and separate patio. garden lie to the front with double gates leading to the block paved driveway and on the single garage.



Approx Gross Internal Area  
83 sq m / 892 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>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(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 2002/91/EC	

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