



MICHAEL HODGSON

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estate agents & chartered surveyors





## AUGUSTA TERRACE, SUNDERLAND

£279,950

Having undergone a comprehensive scheme of modernisation and improvements this immaculately presented 3 bedroom link semi detached house will not fail to impress all who view. The property is situated on August Terrace in Whitburn commanding a sought after location providing convenient access to shops, schools and amenities as well as clifftop walks and many beaches and stunning coastline in addition to excellent transport links. The property itself benefits from a new kitchen, a new bathroom, new floor coverings and contemporary décor, plus many extras of note. The living accommodation briefly comprises Entrance Hall, Living Room / Dining Room, Kitchen, WC / Cloaks and to the First Floor, Landing, Bathroom and 3 Bedrooms. Externally there is a front gravelled garden and a driveway leading to the house and garage and to the rear is a lovely garden with patio, decking area and lawn. There is NO ONWARD CHAIN INVOLVED. Viewing of this lovely home is highly recommended to fully appreciate the home and location on offer.

Link Semi Detached House	3 Bedrooms
Living / Dining Room	New Kitchen
New Bathroom	No Chain Involved
Superb Property	EPC Rating: D

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### Entrance Hall

The entrance hall has a double glazed window, feature radiator, stairs to the first floor, access door to the garage

### Living Room / Dining Room

25'6" to bay x 11'4" max

The living room / dining room spans the full depth of the house having a double glazed bay window to the front elevation, two double glazed windows and double glazed door to the rear, two radiators, herringbone style LVT flooring, opening to the kitchen.

### Kitchen

5'11" x 10'11"

The kitchen has a new range of floor and wall units, sink and drainer with mixer tap, integrated dishwasher, fridge / freezer and washing machine, electric oven, electric hob with extractor over, recessed spot lighting, double glazed window to the rear elevation, LVT herringbone style floor.

### WC / Cloaks

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, recessed spot lighting, extractor, LVT herringbone style flooring.

### First Floor

Landing, double glazed window to the side elevation.

### Bedroom 1

14'5" to bay x 16'10"

Front facing, double glazed bay window, radiator.

### Bedroom 2

11'1" x 10'4"

Rear facing, double glazed window, radiator, loft access.

### Bedroom 3

16'5" max x 9'5" max

Front facing, three double glazed window, two radiators.

### Bathroom

New modern white suite comprising of a low level WC, wall hung wash hand basin with mixer tap sat on a vanity unit, bath with rainfall style shower over and an additional shower attachment with mixer tap, two double glazed windows, recessed spot lighting, chrome towel radiator, recessed spot lighting, LVT flooring.

### Garage

Integral garage accessed via and up and over Hormann garage door, wall mounted gas central heating boiler.

### Externally

Externally there is a front gravelled garden and a driveway leading to the house and garage and to the rear is a lovely garden with patio, decking area and lawn.

### COUNCIL TAX

The Council Tax Band is Band C.

### TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

# M I C H A E L   H O D G S O N

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