



MICHAEL HODGSON

estate agents & chartered surveyors



## LANDSEER GARDENS, SOUTH SHIELDS £135,950

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A well presented three bedroom mid terraced house situated in the popular Landseer Gardens area of Whiteleas. Offered with no onward chain, this property is ideal for first-time buyers looking for a ready-to-move-into home. On offer is a welcoming reception room with fresh decor and carpets, a modern fitted kitchen with space for dining, and a white recently installed bathroom suite with shower over the bath. To the first floor are three well proportioned bedrooms, providing flexible living space for families. Benefits include gas central heating, double glazing and new cottage style internal doors. Conveniently located close to the local amenities, the property is ready to occupy and early viewing is recommended.

House

Mid Link

3 Bedrooms

Living Room

Viewing Advised

EPC Rating: C



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### Entrance Hall

Via a composite front door, stairs to the first floor.

### Living Room

19'4" x 10'3"

Polished stone fire surround with downlighting and an electric fire, bow window to the front, two radiators

### Kitchen Diner

19'4" x 12'0" max, 7'11" min

A modern fitted kitchen with a range of wall and base units with work tops housing a sink unit, electric hob with filter hood over and eye level oven, tiled splash backs, space for appliances, built in cupboard and a PVCu door to the rear garden, laminate floor and two radiators.

### First Floor

Landing with a cupboard housing the central heating boiler, radiator.

### Bedroom 1

10'7" x 10'3"

A range of fitted wardrobes with overhead storage, built in cupboard, radiator

### Bedroom 2

13'8" x 8'2"

Built in cupboard, radiator

### Bedroom 3

8'11" x 7'4"

Radiator

### Bathroom

A three piece suite in white comprising a bath with an electric shower over and a mixer shower tap, vanity unit with wash basin, WC, part tiled walls and a radiator.

### External

To the front is a block paved walled garden, whilst the rear is enclosed with a paved patio area and gravel garden

### Note

Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 5 Mbps, Superfast 50 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage, Three likely, O2, Vodafone and EE limited

### COUNCIL TAX

The Council Tax Band is Band A.

### 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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