



## August Place

### South Shields NE33 3DW

Welcome to this beautifully presented home, offering a stylish blend of modern finishes and thoughtfully designed living spaces throughout.

As you step into the neutrally decorated entrance porch, you're greeted by sleek black tile-effect flooring that sets a contemporary and welcoming tone.

The spacious lounge is tastefully decorated in neutral tones, enhanced by grey wood-effect flooring and a charming bay window that fills the room with natural light. Elegant double part-glazed doors lead into the kitchen/diner, creating a sense of flow and openness.

At the heart of the home is the generous kitchen/diner, perfect for family life and entertaining. It features a modern white high-gloss fitted kitchen with a full range of wall and base units, black wood-effect worktops, a gas hob, integrated double oven, and a stainless steel sink with mixer tap. Additional highlights include plumbing for a dishwasher, a useful storage cupboard, and access to the utility room. Double doors lead directly into

**Offers in the region of £275,000**

# 1 August Place

## South Shields NE33 3DW



- NO UPPER CHAIN
- GARAGE
- FREEHOLD
- FOUR BEDROOMS
- SOUTH WEST FACING GARDEN
- EPC TO FOLLOW
- KITCHEN/DINER
- NEUTRALLY DECORATED

### Porch

A tastefully neutral entrance porch featuring sleek black tile-effect flooring for a modern, understated elegance.

### Lounge

A spacious, neutrally decorated lounge boasting grey wood-effect flooring, a charming bay window, and elegant double part-glazed doors leading into the kitchen-diner.

### Kitchen/Diner

A spacious, neutrally decorated kitchen/diner featuring a contemporary white high-gloss fitted kitchen with a range of wall and base units, complemented by black wood-effect worktops. Includes a gas hob, integrated double oven, plumbing for a dishwasher, and a stainless steel sink with mixer tap. Additional highlights include a useful storage cupboard, access to a separate utility room, and double doors opening into the conservatory

### Utility Room

A neutrally decorated utility room fitted with a selection of sleek white high-gloss units, a

stainless steel sink with mixer tap, and plumbing for a washing machine. The space also offers convenient access to a WC and a door leading directly to the garden.

### WC

### Conservatory

Neutrally decorated with South West facing aspect and doors leading into the garden.

### First Floor

### Bedroom

Neutrally decorated double bedroom with an en-suite shower room

### En-Suite

Consisting of a corner shower cubicle with mains powered shower, vanity wash hand basin,

### Bedroom

Neutrally decorated double bedroom, rear facing aspect with a pleasant outlook over the garden.

### Bedroom

Neutrally decorated double bedroom with front facing aspect.

### Bedroom

Neutrally decorated bedroom that can accommodate a three quarter bed with ease.

### Bathroom

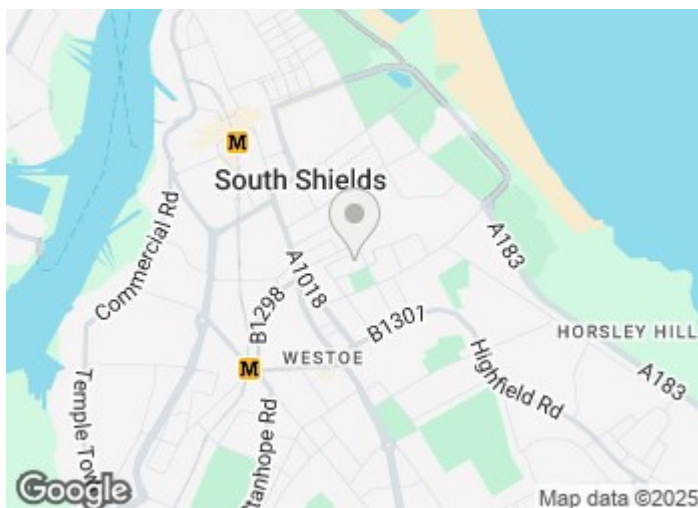
The bathroom comprises of a white three piece suite with mixer tap and shower over the bath,

### Garage

With up and over door, electrical sockets and lighting.

### External

To the front of the property there is a blocked paved driveway with access to the garage, surrounded by mature shrubs and double wrought iron gates. The rear garden has a south facing aspect , patio area , and lawn.



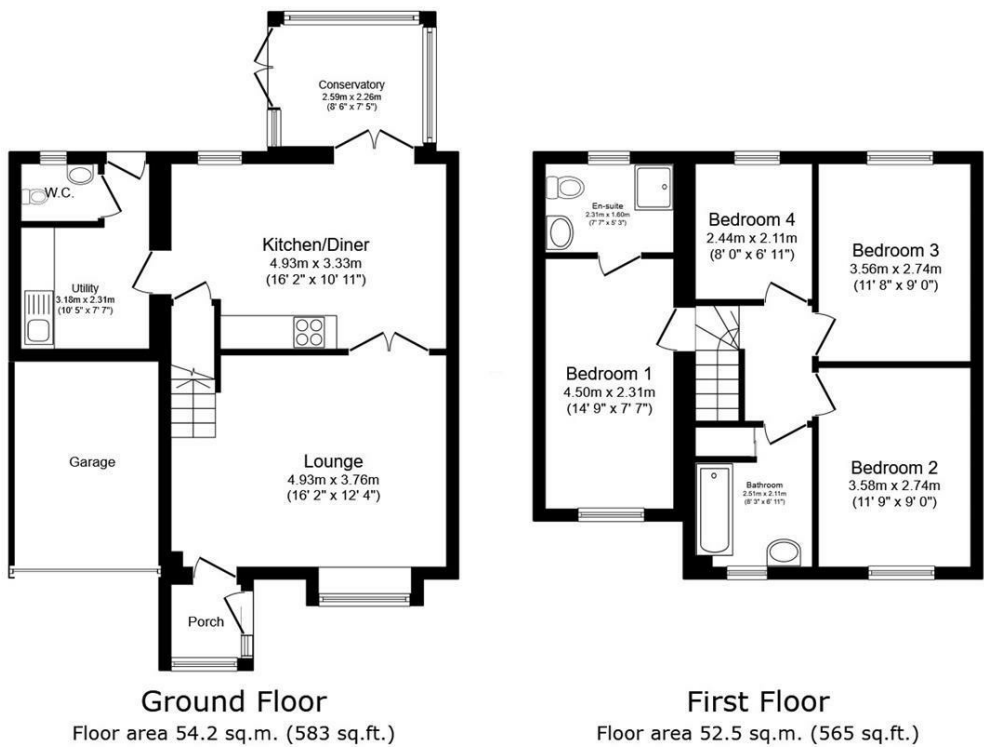
## Directions





Floor Plan

August Place, South Shields, NE33 3DW



Total floor area: 106.7 sq.m. (1,148 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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