

42 Augusta Court, Hadrian Park



Price £219,950

A SUPERB OPPORTUNITY has arisen to purchase this FREEHOLD three bedroom detached home, which has been EXTENDED TO THE REAR. The home offers a great standard of accommodation that is READY TO MOVE INTO and has been VERY MUCH IMPROVED by the current owner. Nicely situated in Augusta Court on the highly popular Hadrian Park estate the home is conveniently placed for reach of local amenities, there are GOOD SCHOOLS NEARBY, road links to the A1058 Coast Road and the nearby Silverlink Retail Park.

To the ground floor there is an entrance porch, hallway, lounge, FAMILY/DINING ROOM, kitchen, utility room WC and a conservatory. To the first floor there are three bedrooms and a family bathroom. There is AMPLE SPACE FOR OFF STREET PARKING to the front as well as a GARAGE and a lovely enclosed garden to the rear. Council tax band C. Energy rating TBC.

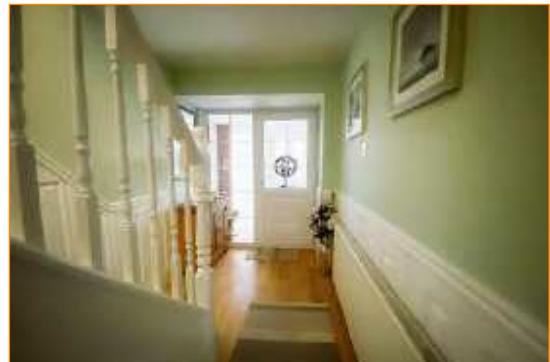
The Property Comprises

Porch

Double glazed composite entrance door, door leading into the garage, double glazed inner door to the hallway.

Hallway

Wood flooring, stairs to the first floor landing, radiator.



Lounge

13'7" x 12'2" (4.14 x 3.70) Double glazed window, fireplace housing electric fire, wood flooring, radiator.



Family/Dining Room

18'8" x 9'5" (5.70 x 2.86) Double glazed window, wood flooring, radiators. Open to kitchen area.



Kitchen

13'0" x 8'4" (3.95 x 2.53) Fitted with a modern range of wall and base units with contrasting work surfaces over, integrated oven and hob with extractor hood over, single drainer sink unit. Double glazed windows, wood effect laminate flooring.



Additional Image



Utility Room

6'1" x 4'1" (1.86 x 1.25) Fitted with wall and base units with work surfaces over, sink unit, radiator.



WC

6'0" x 3'8" (1.83 x 1.11) Comprising; low level WC, wash hand basin with built-under storage unit, cupboard housing the boiler and ladder style radiator.



Conservatory

8'1" x 5'6" (2.47 x 1.67) Double glazed windows, wood effect flooring, radiator and double glazed door leading out to the rear garden.



Landing

Double glazed window, cupboard and access to the loft.

Bedroom 1

11'11" x 10'7" (3.64 x 3.22) Double glazed window, radiator.



Bedroom 2

11'3" x 10'7" (3.42 x 3.22) Double glazed window, radiator.



Bedroom 3

7'11" x 8'9" max (2.42 x 2.66 max) Double glazed window, cupboard and radiator.



Bathroom

7'10" x 5'5" (2.39 x 1.66) Comprising; bath with shower over, low level WC and wash hand basin. Tiling to walls, wood effect flooring, double glazed window and ladder style radiator.



External

Externally the front garden has been designed for low maintenance and has decorative slate chippings, block paving providing space for off street parking and access to the garage. The rear garden has lawn, planted beds, decking and paved patio areas.



FLOOR PLANS



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT

VIEWING ARRANGEMENTS

To arrange a viewing, please call 0191 2953322 or e-mail us; info@next2buy.com

Open Hours;

Monday 9am - 6pm
Tuesday 9am - 6pm
Wednesday 9am - 6pm
Thursday 9am - 6pm
Friday 9am - 6pm
Saturday 9am - 4pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

VIEWING APPOINTMENT

TIME

DAY/DATE

VENDORS NAME (S)

QR CODE

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