



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors





## FRONT STREET, SUNDERLAND

£599,999

We are delighted to bring to the market this beautifully presented Grade II listed detached house that is believed to have been originally constructed in 1869. The property is situated in an elevated position on Front Street in Whitburn Village which is considered to be one of the pinnacle areas within the region offering a superb location providing easy access to Sunderland, South Shields, Newcastle and beyond. Whitburn Village boasts an array of shops and amenities as well as being close to the sea front, beaches and coastline. The property has been meticulously improved, extended and modernised by the current owner to an exceptional standard having tasteful contemporary decor, contemporary bathroom suites, fantastic open plan kitchen / family room, generous yet versatile living space plus many extras of note. The internal accommodation briefly comprises of: Entrance Porch, Inner Hall, Living Room, Dining Room / Ground Floor 3rd Bedroom, Kitchen / Dining / Family Room, Bathroom and to the First Floor, Landing, 2 Bedrooms and a Bathroom. Externally there is a front courtyard garden whilst to the rear is a lovely walled garden having raised borders and planting. Viewing if this fantastic home is unreservedly recommended to fully appreciate the space, property and location on offer.

Detached House	3 Bedrooms
Living Room	Dining Room / Ground Floor 3rd Bedroom
Kitchen / Family Room	Garage & Gardens
Stunning Property	EPC Rating: D



## FRONT STREET, SUNDERLAND

£599,999

---

### Entrance Porch

A glazed entrance porch having a tiled floor, leading to

### Inner Hall

An impressive hall having an "original style" tiled floor with underfloor heating, feature fire with open fire and tiled hearth, part wood panelled walls, coving to ceiling, timber framed window to the side elevation with hand crafted window shutters, feature cast iron radiator

### Living Room

14'7" x 12'8"

A light and airy room having a dual aspect with a timber framed double glazed window to the front and side elevations both having hand crafted window shutter, feature marble fireplace with open fire, coving to ceiling, herringbone Amtico flooring, feature cast iron radiator and an additional radiator, window seat to the front window

### Dining Room / Bedroom 3

14'4" x 11'9"

Currently used as a ground floor 3rd bedroom but was formerly used as a dining room having a timber framed double glazed window to the front elevation with hand crafted window shutters, feature cast iron radiator, laminate flooring, ornate feature fireplace with gas fire.

### Kitchen / Dining / Family Room

20'8" x 19'7"

A stunning open plan Kitchen / Dining / Family Room having a reclaimed parquet style floor, French Oak beams to a vaulted ceiling, inset roof light, 3 Velux style windows.

The Kitchen has a comprehensive range of floor and wall units, granite worktops, electric Aga with 4 ovens, two warming plates and a hot plate, double Belfast sink with mixer taps, integrated dishwasher and washing machine, There are aluminium double glazed doors and windows to the rear elevation

### Bathroom

Luxury white suite comprising low level wc, wash hand basin with tile splashback, timber framed double glazed window to the side elevation, tiled floor, storage cupboard, feature radiator, free standing roll top bath with mixer tap and shower attachment, extractor, double length walk in shower with Rainfall style showerhead with an additional shower attachment

### WC

Suite comprising of a low level wc, wash hand basin, extractor, recessed spot lighting, laminate floor

### First Floor

Landing, feature cast iron radiator, two skylights, storage cupboard

### Bedroom 1

11'7" x 15'10"

The master bedroom has a timber framed double glazed window to the side elevation, T fall roof in part with velux style window, full range of fitted wardrobes, loft access, storage under the eaves, two radiators

### Bedroom 2

16'9" x 12'3"

Front facing, timber framed double glazed window to the front elevation., T fall roof in part, radiator, storage under the eaves

### Bathroom

Contemporary white suite comprising low level wc, towel radiator, pedestal basin, tiled walls and floor, Amtico flooring, roll top bath with claw feet, mixer tap with shower attachment and rainfall style shower head over the bath, timber framed double glazed window

### Externally

Externally there is a front courtyard garden whilst to the rear is a lovely walled garden having raised borders and planting.

### Garage

Detached single garage accessed via an electric roller shutter

### MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

### FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

# M I C H A E L   H O D G S O N

---

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

---

0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

