



MICHAEL HODGSON

estate agents & chartered surveyors

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FRONT STREET, SUNDERLAND

£750,000

The Rectory is an impressive 5 bedroomed Grade II listed residence situated in a much sought after and highly regarded elevated position within the heart of Whitburn Village offering convenient access to the sea front, local shops, schools and amenities as well as excellent transport links. The property itself boasts many original and period features whilst retaining its charm and elegance with the generous yet versatile living space briefly comprising of: Entrance Vestibule, Inner Hall, Living Room, Sitting Room, Dining / Reception Room, Kitchen / Dining Room, Utility, Larder, Separate WC and to the First Floor, Landing, WC, 5 Bedrooms and a Family Bathroom. Externally there is a front courtyard garden, a side driveway leading to the garage whilst to the rear a generous mature garden having a paved patio area, mature borders, shrubs and trees in addition to extensive lawns in addition to a garden store. Viewing of this rare to the market home is highly recommended.

The Rectory

5 Bedrooms

Living Room

Sitting Room

Freehold | Council Tax: G

Garage & Gardens

Grade II Listed

EPC Rating: E

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Entrance Vestibule

Tiled floor, leading to:

Inner Hall

The inner hallway has a mosaic tiled floor, radiator with cover, cloaks cupboard

Living Room

17'5" x 15'5"

The living room is front facing, two cast iron radiators, feature fireplace with gas stove style fire

Sitting Room

18'5" x 14'11"

Front facing, double radiator, single glazed sash style window

Dining / Reception Room

15'5" x 17'5"

Rear facing, double radiator, parquet style flooring.

Kitchen / Dining Room

18'1" x 18'11"

The kitchen has a range of floor and wall units, wall mounted gas central heating boiler, Range cooker, stainless steel sink and drainer

Utility

8'10" x 12'0"

The utility has a range of floor units, door to the garden, plumbed for washer and dryer, door access to the Larder

Larder

A traditional pantry / larder having shelving and a window to the side elevation

WC

Low level wc, wash hand basin

First Floor

Landing, window with stained glass to the rear elevation, double radiator

WC

Low level wc

Bedroom 1

16'8" x 18'2"

Rear facing, single glazed sash style window, feature fireplace, range of fitted wardrobes with inset drawers, radiator, pedestal basin

Bedroom 2

18'6" x 15'4"

Front facing, single glazed sash style window, laminate floor, radiator

Bedroom 3

15'4" x 15'9"

Front facing, Storage cupboard, wash hand basin, laminate floor, double radiator

Bedroom 4

7'1" x 11'10"

Front facing, single glazed sash style window

Bedroom 5

15'3" x 9'4"

Rear facing, single glazed sash style window, radiator, laminate floor

Bathroom

Suite comprising low level wc, his and hers wash hand basin with mixer tap set on a vanity unit, freestanding bath with mixer tap and attachment, single glazed sash style window, tiled floor with underfloor heating, walk in shower with rainforest style shower head and and additional shower attachment, chrome towel radiator, recessed spot lighting, extractor

Externally

Externally there is a front courtyard garden, a side driveway leading to the garage whilst to the rear a generous mature garden having a paved patio area, mature borders, shrubs and tress in addition to extensive lawns in addition to a garden store.

Garage

Attached single garage accessed via an up and over garage door

GRADE II LISTING

The property is Grade II listed as being of architectural and historical interest.

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

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.

COUNCIL TAX

The Council Tax Band is Band G

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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