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THE CLOSE, SUNDERLAND £425,000

A stunning 2 bed ground floor apartment located within The Close on Church Lane in Whitburn nestled within extensive grounds in a secluded location within Whitburn Village. Whitburn provides an idyllic location boasting a much sought after location being within easy reach of the sea front and its many beaches, bars, restaurants and cafes as well transport links to Sunderland City Centre, Newcastle and the region beyond. The apartment benefits from generous living space briefly comprising of: Entrance Hall, Living Room, Kitchen / Breakfast Room, 2 Bedrooms and a Bathroom, Separate WC and a Utility. The property is set within extensive grounds accessed via electrically operated security gates offering a superb array of landscaped lawned gardens. There is NO ONWARD CHAIN INVOLVED with the sale. Grade II listed building. Viewing is highly recommended to fully appreciate the space, home and location on offer.

Apartment	2 Bedrooms
Ground Floor	Living Room
Kitchen / Breakfast Room	Grade II Listed
No Chain Involved	EPC Energy Rating: D



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ENTRANCE HALL

The entrance hall has a video door entry system, 2 radiators, large walk-in storeroom and an additional storage cupboard.

LIVING ROOM

25'9" x 19'3"

An impressive living room having three full height windows with secondary glazing overlooking the stunning gardens, feature fireplace with electric fire, 2 radiators.

KITCHEN / BREAKFAST ROOM

14'2" x 9'3"

The kitchen is fitted with a comprehensive range of floor and wall units, tiled splash back, integrated fridge/freezer, wine rack, integrated dishwasher, stainless steel sink and drainer, double oven, gas hob with extractor over, recessed spot lighting, tiled floor, radiator, window to the side elevation with secondary glazing.

UTILITY

9'5" max x 7'9"

The utility has a range of floor units, tiled splash back, stainless steel sink and drainer, space for an American style fridge / freezer, wall mounted gas central heating boiler, plumbed for a washing machine, tiled floor, door to gardens.

SEPERATE WC

White suite comprising low level WC, wash hand basin with tiled splash back, radiator, tiled floor.

BEDROOM 1

16'10" x 9'6"

The master bedroom has French doors opening to the gardens, radiator.

BEDROOM 2

17'5" x 9'6"

Radiator. Window seat with storage, window overlooking the communal gardens with secondary glazing.

BATHROOM

White suite comprising low level WC, bath with shower attachment, corner shower with tiled surround, shaver point, chrome towel radiator, recessed spot lighting, window with secondary glazing.

EXTERNALLY

The property is set within private grounds accessed via electrically operated security gates leading to courtyard parking. There are extensive grounds having a superb array of landscaped lawned gardens and open space.

PARKING

One allocated parking space and provision for visitor parking

COUNCIL TAX

The Council Tax Band is Band E

TENURE

We are advised by the Vendors that the property is held on a long leasehold and also owns 1/6th of the 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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