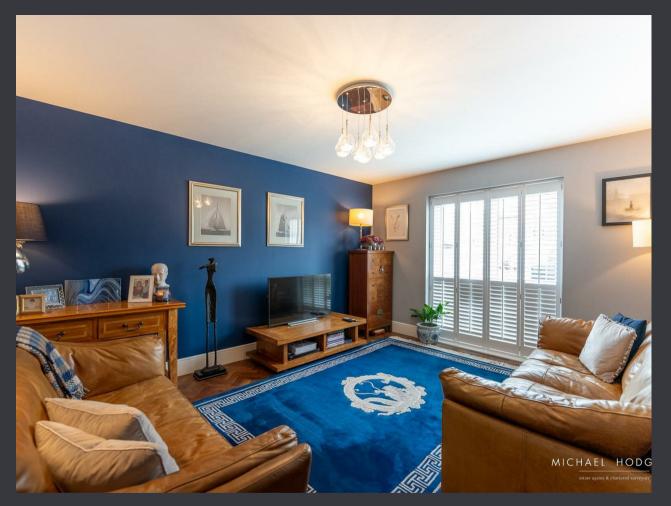


## MICHAEL HODGSON

estate agents & chartered surveyors



## THE LEAS, SUNDERLAND £485,000

An immaculately presented 4 bed detached house situated on The Leas on this modern and highly desirable estate in Whitburn offering a much sought after location providing easy access to the sea front, Whitburn Village, well respected schools and excellent transport links. The property itself benefits from contemporary decor, modern bathroom suites and a superb kitchen with integrated appliances. The internal accommodation briefly comprises of: Entrance Hall, Living Room, WC, Kitchen / Dining / Family Room and to the First Floor, Landing, 4 Bedrooms, Family Bathroom and an En Suite to Bedroom 1. Externally there is a full width block paved driveway and access to the integral garage whilst to the rear is a garden having a paved patio and artificial grass lawn all of which enjoy stunning views over farmers fields, the sea and coastline in the distance. There is the added benefit of an electric car charging point to the side of the house. Viewing of this lovely home is unreservedly recommended to fully appreciate the space, home and location on offer.

Detached House

Living Room

Bathroom & En Suite

Viewing Advised

4 Bedrooms

Kitchen / Dining / Family

Room

Garage & Gardens

EPC Rating: B









## THE LEAS, SUNDERLAND £485.000

Entrance Hall

The entrance hall has a tiled floor, radiator, alarm control panel, stairs to the first floor, access door to the garage.

Living Room

11'8" x 14'4"

The living room has a large double glazed window to the front elevation, herringbone style floor, radiator.

Kitchen / Dining / Family Room

17'2" max x 19'1" max

A lovely open plan room having a tiled floor, recessed spot lighting, radiator, bi folding doors opening to the rear garden, wood burning stove.

The kitchen has a range of floor and wall units, granite worktop with matching splashback, AEG electric hob, AEG electric oven, integrated AEG microwave, dishwasher, stainless steel sink and mixer tap, utility cupboard which has plumbing for a washing machine

WC

White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, radiator, recessed spot lighting, extractor, tiled floor.

First Floor

Landing, double glazed window, radiator, storage cupboard, loft with ladder access and is boarded for storage.

Bedroom 1

19'3" max x 12'8" max

Rear facing, double glazed window, radiator, range of fitted wardrobes.

En Suite

Sottini white suite comprising of a wall hung wash hand basin with mixer tap sat on a vanity unit, wall hung low level WC, chrome towel radiator, double glazed window, tiled floor with under floor heating, recessed spot lighting, extractor, shower with rainfall style shower head and an additional shower attachment.

Bedroom 2

9'11" x 11'6"

Front facing, large double glazed window, radiator.

Bedroom 3

9'4" x 10'0'

Front facing, double glazed window, radiator.

Bedroom 4

9'8" x 9'6"

Rear facing, this bedroom has fitted with a full range of open wardrobes with shelving for shoes and bags in addition to a dressing table that could be used as a study area, radiator, double glazed window.

Bathroon

Sottini white suite comprising of a wall hung wash hand basin with mixer tap sat on a vanity unit, wall hung low level WC, bath with rainfall style shower over, double glazed window, tiled floor with under floor heating, chrome towel radiator, reccessed spot lighting, extractor.

Externally

Externally there is a full width block paved driveway and access to the integral garage whilst to the rear is a garden having a paved patio and artificial grass lawn all of which enjoy stunning views over farmers fields, the sea and coastline in the distance.

Garaa

Integral garage accessed via an electric roller shutter

**COUNCIL TAX** 

The Council Tax Band is Band E.

**TENURE** 

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

## MICHAEL HODGSON

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

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI IQX

0191 5657000

www.michaelhodgson.co.uk

