MICHAEL HODGSON

estate agents & chartered surveyors

FRONT STREET, SUNDERLAND
£865,000

Sandy Chare is an an impressive 5 bed detached residence boasting many original and period features whilst retaining its charm and elegance. This stunning home is situated on Front Street in a much sought after and highly regarded elevated position within the heart of Whitburn Village offering convenient access to the sea front and its beautiful beaches and coastline, local shops, schools and amenities as well as excellent transport links. The property itself is arranged over 3 floors and offers generous yet versatile living space that will not fail to impress all who view briefly comprising of: Entrance Vestibule, Inner Hall, Living Room, Dining Room, Orangery, Kitchen / Breakfast Room, Utility and WC. To The First Floor there are 2 Bedrooms, Family Bathroom and an En Suite to Bedroom 1 and to the Second Floor, Landing, 3 Bedrooms and a Shower Room. Externally the property enjoys a stunning mature garden stocked with an abundance of plants, trees, shrubs and lawns in addition to a south facing patio area enjoying a elevated views of Whitburn village and a second patio area to the side elevation. Viewing of this exceptional home is highly recommended to fully appreciate the space, home and location on offer.

- Detached House
- 5 Bedrooms
- Living Room
- Dining Room
- Orangery
- Bathroom, Shower Room & En Suite
- Stunning Property
- EPC Rating: D

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Entrance Vestibule
The entrance vestibule has a tiled floor, double glazed window to the side elevation, leading to the inner hall.

Inner Hall
The inner hall has a tiled floor, return staircase to the first floor, radiator.

Living Room
19'4" to bay x 19'2"
The living room has a bay window to the front elevation with 3 single glazed sash style windows, additional sash style window, wood strip floor, feature fire with electric fire, 2 radiators, window seat, inset shelving to one alcove, access to the orangery

Orangery
11'2" x 12'7"
The orangery has a range of timber framed double glazed windows, log burner, lantern light, tiled floor, radiator, reccessed spot lighting, french doors to the garden.

Dining Room
15'6" max x 19'7" to bay
The dining room has a wood strip floor, bay window to the front elevation incorporating 3 single glazed sash style windows, sash style window to the side elevation, feature fire place, radiator, bi folding doors leading to the living room.

Kitchen / Breakfast Room
12'5" x 17'10"
The kitchen has a comprehensive range of floor and wall units, granite worktops, Belfast sink with mixer tap, range cooker, radiator, recessed spot lighting, tiled floor, velux style window, storage cupboard, timber framed double glazed window to the side elevation.

Utility
6'2" x 9'6"
Tiled floor, radiator, door to the garden.

WC
Suite comprising of a low level WC, wall hung wash hand basin with tiled splashback, double glazed window, chrome towel radiator, tiled floor, reccessed spot lighting, double glazed door.

First Floor
The first floor has a galleried landing, 2 radiators, inset shelving, timber framed double glazed sash style window to the front elevation.

Bathroom
Contemporary white suite comprising of a low level WC, pedestal basin, central freestanding roll top bath with mixer tap, timber framed double glazed sash style window to the side elevation, radiator, coving to ceiling, recessed spot lighting, part wood panelled walls.

Bedroom 1
12'3" x 14'9"
The master bedroom has a timber framed double glazed sash style window to the front elevation, and a single glazed sash style window to the side elevation.

Dressing Area
Radiator, double glazed window.

En Suite
White suite comprising of a low level WC, pedestal basin, double glazed window, shower with tiled splashback, tiled floor, reccessed spot lighting, extractor, radiator, storage cupboard.

Bedroom 2
12'5" x 14'10"
Original beams to the ceiling, laminate floor, 2 timber framed double glazed window, radiator, recessed spot lighting.

Second Floor
Landing, radiator, storage cupboard.

Bedroom 3 or Living Room
15'4" x 16'3"
A versatile room that could be used as a living room or bedroom, timber framed double glazed window to the front elevation, 2 timber framed double glazed windows to the side elevation, radiator, recessed spot lighting.

Bedroom 4
16'0" x 13'1"
Side facing, radiator, 2 storage cupboards, storage under the eaves, loft access, timber framed double glazed window.

Bedroom 5
Side facing, radiator, reccessed spot lighting, double glazed window.

Shower Room
Suite comprising of a low level WC, pedestal basin with mixer tap, tiled floor, shower with rainfall style shower head, tiled splashback, tiled floor, timber framed double glazed window, chrome towel radiator.

Garage 1
Accessed via an electric roller shutter.

Garage 2
Accessed via an electric roller shutter, wall mounted gas central heating boiler.

Externally
Externally the property enjoys a stunning mature garden stocked with an abundance of plants, trees, shrubs and lawns in addition to a south facing patio area enjoying a elevated views of Whitburn village and a second patio area to the side elevation.

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

COUNCIL TAX
The Council Tax Band is Band G.

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

0191 5657000

www.michaelhodgson.co.uk

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