



MICHAEL HODGSON

estate agents & chartered surveyors

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# FRONT STREET, SUNDERLAND £475,000

We are delighted to welcome to the market The Poplars commanding a highly regarded and much sought after location on Front Street Whitburn boasting convenient access to the villages shops, amenities as well as being within walking distance of stunning beaches, sea front and coastal walks. The property is currently in a shell condition and requires a comprehensive scheme of modernisation and improvements both internally and externally and offers a discerning purchaser a huge opportunity to craft their dream home in an outstanding location. The mid terraced bay fronted house offers generous and versatile living space that is briefly arranged as follows: Living / Dining Room, Kitchen, Utility, WC, Sitting Room and to the First Floor, Landing, 4 Bedrooms and a Bathroom. Externally there is a front and rear garden in addition to access to the double garage. Planning has also been passed for a rear extension and plans are available upon request. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this unique opportunity is unreservedly recommended to fully appreciate the space, home and potential on offer.

- Mid Terraced House
- Viewing Advised
- In Need of Modernisation
- Passed Plans To Extend
- Available Upon Request
- 4 Bedrooms
- Huge Potential
- Shell Condition
- EPC Rating: D



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Planning Permission

Planning was granted on 10th August 2023 for the demolition of existing old extensions and erection of 2 storey extension to rear to include external stove flue as indicated on plans. Erection of ground floor porch to front of property. The South Tyneside Planning Department reference is: ST/0363/23/FUL. Plans are available upon request.

Proposed / Potential Plans

The additional plans attached to the marketing particulars are plans that have been prepared by the current owner for a possible conversion scheme highlighting the huge potential of the property, please note that these plans are for illustration purposes only and have not been passed by South Tyneside Council but are available to any purchaser

Living Room/Dining Room

19'9" max x 31'1" max

The living room/dining room spans the full length of the house, 2 bay windows to the front elevation, opening to the kitchen area.

Kitchen

12'3" x 12'10"

Window to the rear elevation.

Utility

13'1" x 6'9"

Window to the side elevation.

Sitting Room

12'4" x 16'6"

Rear facing.

WC

7'4" x 8'5"

Door to the rear garden.

First Floor

Landing, access to the rear terrace/balcony.

WC

Low level WC.

Bedroom 1

16'1" max x 18'8" max

Front facing, 2 windows.

Bedroom 2

Front facing

Bedroom 3

14'5" max x 11'11" max

Rear facing, 2 windows, steep stair ladder access to the loft space.

Bedroom 4

10'5" x 12'2"

Rear facing.

Bathroom

Loft

Accessed via steep stairs/ ladder from bedroom 3.

Externally

Externally there is a front and rear garden in addition to access to the double garage.

Double Garage

18'6" long x 16'1" width

Remote control door, having power and lighting and door to the rear garden.

COUNCIL TAX

The Council Tax Band is Band F.

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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