



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



FRONT STREET, SUNDERLAND

£575,000

A rare and unique opportunity to purchase a stunning recently refurbished terraced home situated in a prime position on Front Street in the heart of Whitburn Village that offers a discerning purchaser a simply stunning home boasting a mix of period features and charm with a contemporary twist. Whitburn has recently been ranked the 3rd best place to live in England and Wales being within easy reach of beautiful coastline walks, beaches in addition to a range of restaurants, bars, cafes and amenities as well as excellent transport links to the regions towns and cities. Internally the property benefits from gas central heating with under floor heating to a number of the rooms, new kitchen with integrated appliances, modern bathroom suites and many extras of note. The living accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room, Garden Room, WC and to the First Floor, Landing with storage cupboard, 3 Bedrooms, Family Bathroom and an En Suite to Bedroom. Externally the property has a southerly facing lawned garden with mature planting and to the rear is a courtyard garden with a patio and lawned garden area in addition to access to the garage and rear lane. There is **NO ONWARD CHAIN INVOLVED** with the sale. Viewing of this exceptional home is unreservedly recommended to fully appreciate the home and location on offer.

Terraced House
Living Room
Garden Room
Stunning Home

3 Bedrooms
Kitchen / Dining Room
Bathroom & En Suite
EPC Rating: C



FRONT STREET, SUNDERLAND

£575,000

Entrance Hall

A lovely hallway having a tiled floor, cast iron radiator, stairs to the first floor, double glazed window to the rear elevation, walk in storage cupboard.

Living Room

18'0" max x 19'9" to bay

A light and airy living room having a box bay window incorporating 2 double glazed windows and 2 double glazed sash style windows, 2 cast iron radiators, coving to ceiling, ornate feature fire with gas fire, up lighting to two alcoves.

Kitchen / Dining Room

19'2" x 14'9"

The kitchen has a new comprehensive range of floor and wall units, granite worktops with matching splashbacks, AEG induction hob with extractor over, Bosch electric oven and integrated microwave, integrated fridge/freezer.

There is a breakfast island with granite worktops and breakfast bar, sink with quooker hot water tap, integrated washing machine and dish washer, tiled floor with under floor heating, 2 double glazed sash style windows to the side elevation, 2 cast iron radiators, recessed spot lighting, storage cupboard.

Garden Room

15'4" x 5'8"

A lovely and versatile space incorporating a pitched room with 2 velux style windows, 2 double glazed sash style windows, tiled floor with under floor heating, door to the garden, radiator.

WC

Accessed from the entrance hall.

Low level WC with inset wash hand basin with mixer tap, tiled floor, double glazed window, extractor, recessed spot lighting.

First Floor

Landing, double glazed window to the rear elevation, storage cupboard with wall mounted gas central heating boiler.

Bedroom 1

19'1" max x 12'11" max

Front facing, box bay window incorporating 2 double glazed sash style windows and 2 additional double glazed windows, recessed wardrobe, radiator, recessed spot lighting.

En Suite

Suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, towel radiator, walk in shower with rainfall style shower head and an additional shower attachment, recessed spot lighting, extractor, tiled floor and part tiled walls,.

Bedroom 2

14'9" x 12'3"

Front facing, double glazed sash style window, radiator, recessed spot lighting.

Bedroom 3

13'3" max x 14'7" max

Side facing with 2 double glazed sash style windows, radiator, recessed spot lighting, coving to ceiling.

Bathroom

Contemporary suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, towel radiator, walk in shower with rainfall style shower head and an additional shower attachment, tiled floor, part tiled walls, recessed spot lighting, extractor, freestanding bath with mixer tap and shower attachment.

Externally

Externally the property has a southerly facing lawned garden with mature planting and to the rear is a courtyard garden with a patio and lawned garden area in addition to access to the garage and rear lane.

Garage

10'7" x 18'9"

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

M I C H A E L H O D G S O N

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 use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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

0191 5657000

www.michaelhodgson.co.uk

