



MICHAEL HODGSON

estate agents & chartered surveyors

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## FRONT STREET, SUNDERLAND

£965,000

An impressive residence believed to have been constructed in the early 1800's that epitomises a classic Georgian house boasting many original and period features with a contemporary twist whilst retaining its charm and elegance. This Grade II listed commands an elevated position on Front Street in Whitburn Village which is considered to be one of the pinnacle areas within the region offering a superb location providing easy access to Sunderland, South Shields, Newcastle and beyond. Whitburn Village boasts an array of shops and amenities as well as being close to the sea front and its beautiful beaches and stunning coastline. The property itself commands generous yet versatile living space that is a true credit to the current owners having an impressive kitchen / breakfast room, a recently constructed garden room / orangery with bi folding doors to the garden and many extras of note with the living accommodation briefly comprising of: Entrance Vestibule, inner Hall, Living Room, Dining Room, Kitchen / Breakfast Room, Garden Room / Orangery, Utility, Separate WC and to the First Floor, Landing, 4 Bedrooms, Shower Room, Jack and Jill Style En Suite Family Bathroom and an En Suite Bathroom to Bedroom 1. Externally there is a front garden, side gated driveway leading to the side of the house and garage and to the rear is a lovely garden having a paved patio area and artificial grass lawn. Viewing of this exceptional home is highly recommended to fully appreciate the space, home and location on offer.

End Terraced House

4 Bedrooms

Living Room & Dining Room

Kitchen / Breakfast Room

Sitting Room & Orangery

Stunning Property

Garage & Gardens

EPC Rating: D



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Entrance Vestibule

Leading to the inner hall.

Inner Hall

An impressive hallway having a return staircase leading to the first floor with stunning stained glass window, part wood panelled walls.

Living Room

17'6" x 26'0"

An impressive living room having three single glazed sash style windows to the front elevation, two double radiators, feature fire with gas fire, coving to ceiling, herringbone style floor.

Dining Room

19'4" x 11'1"

The dining room has a timber framed double glazed window to the side elevation, radiator, inset storage cupboard.

Sitting Room

21'7" x 17'7"

A lovely room having a leaded window to the side, fitted bookshelves, feature fireplace with wood burning stove, double radiator.

Kitchen / Breakfast Room

22'6" x 13'2"

The kitchen has a bespoke range of floor and wall units, granite worktops, breakfast bar, electric oven, electric hob with extractor over, range cooker, sink with mixer tap, timber framed double glazed window to the rear elevation, integrated dishwasher, and an additional full range of storage cupboards.

There is a central island with granite worktops, breakfast bar, recessed spot lighting, exposed wood beams to the ceiling, radiator, inset storage, access to the garden room / orangery

Garden Room / Orangery

14'4" x 12'2"

A stunning room having a large double glazed window and bi folding doors leading to the garden, lantern light, recessed spot lighting.

Utility

9'10" x 7'3"

Range of floor and wall units, tiled splashback, stainless steel sink and mixer tap, plumbed for washer and dryer, two wall mounted central heating boilers, door to the inner hall and the garden room.

WC

Low level WC, wash hand basin sat on a vanity unit, extractor.

First Floor

A light and airy galleried landing, feature stained glass window to the rear elevation.

Bedroom 1

11'10" x 20'4"

Side facing with two timber framed single glazed sash style windows, recessed wardrobe, radiator.

En Suite

White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, bath with mixer tap, recessed spot lighting, towel radiator,

Bedroom 2

15'1" max x 15'1" max

Front facing, two timber framed single glazed sash style windows, double radiator, ornate feature fire, doors to the family bathroom

Bedroom 3

18'9" max x 19'3" max

Front facing, two single glazed sash style windows, two recessed wardrobes to two alcoves, ornate feature fire, double radiator.

Bedroom 4

13'11" x 11'5"

Side facing timber framed double glazed window, range of fitted wardrobes, double radiators, radiator, loft access.

Bathroom

Suite comprising of a low level WC and wash hand basin with mixer tap sat on a vanity unit, bath with mixer tap, shower cubicle with electric shower, tiled walls, chrome towel radiator.

The family bathroom is accessed from the landing and bedroom 2

Shower Room

White suite comprising of a low level WC, wash hand basin with mixer tap, towel radiator, shower, recessed spot lighting.

Externally

Externally there is a front garden, side gated driveway leading to the side of the house and garage and to the rear is a lovely garden having a paved patio area and artificial grass lawn.

Garage

One and a half width garage accessed via roller shutter

COUNCIL TAX

The Council Tax Band is Band G.

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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