



MICHAEL HODGSON

estate agents & chartered surveyors

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## FRONT STREET, SUNDERLAND £385,000

This immaculately presented 3 bed terraced house has been meticulously modernised and improved and will not fail to impress all who view commanding a highly regarded and much sought after location on Front Street in Whitburn Village. 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 living accommodation briefly comprises of: Entrance Hall, Living Room, WC, Kitchen / Breakfast Room with integrated appliances, First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front and rear garden. Viewing of this lovely property is highly recommended to fully appreciate the space home and location on offer.

Mid Terraced House

3 Bedrooms

Living Room

Kitchen / Breakfast Room

Village Location

Lovely Property

Viewing Advised

EPC Rating:C



## FRONT STREET, SUNDERLAND

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### Entrance Hall

The entrance hall has a tiled floor, radiator, cupboard under the stairs.

### Living Room

The living room has two double glazed sash style windows to the front elevation, radiator, media wall with shelving, modern inset electric fire, coving to ceiling, recessed spot lighting.

### Kitchen / Breakfast Area

19'7" max x 12'6" max

The kitchen / breakfast room has a tiled floor with under floor heating, recessed spot lighting, contemporary radiator, double glazed window and double glazed door to the rear garden.

The kitchen has a range of floor and wall units, electric oven, electric hob with extractor over, breakfast bar, sink and drainer with mixer tap, cupboard with wall mounted gas central heating boiler, integrated fridge, freezer, dishwasher and washer / dryer.

### WC

Tiled floor, low level WC with inset wash hand basin with mixer tap, recessed spot lighting.

### First Floor

Landing.

### Bedroom 1

14'8" max x 8'8" max

Front facing, radiator, two double glazed sash style windows.

### Bedroom 2

9'10" max x 10'9" max

Rear facing, double glazed window, radiator, recessed spot lighting.

### Bedroom 3

Front facing, radiator, recessed spot lighting, coving to ceiling, double glazed sash style windows

### Bathroom

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

### Externally

Externally there is a front and rear garden.

### COUNCIL TAX

The Council Tax Band is Band C.

### 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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