



MICHAEL HODGSON

estate agents & chartered surveyors

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SANDY CHARE, SUNDERLAND

£219,500

An exciting and rare to the market property situated on Sandy Chare in a prime location within Whitburn Village just off Front Street offering a highly regarded and much south after location in Whitburn Village and its many bars, restaurants, cafes and amenities as well as being within walking distance of Whitburn and Seaburn sea front and its stunning coastline and award winning beaches. The property itself offers a unique space arranged over two floors that must be viewed to be fully appreciated briefly comprising of: Entrance Vestibule / Hallway, Living Room, Sitting / Dining Room or 3rd Bedroom if needed and to the First Floor, Landing, 2 Bedrooms and a Bathroom, There is a small rear courtyard with storage cupboard. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is advised to fully appreciate the home and location on offer.

Cottage / House	Mid Terraced
2 or 3 Bedrooms	Living Room
Dining / Sitting Room or 3rd Bedroom	Kitchen
No Chain Involved	EPC Rating: E



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Entrance Vestibule / Hallway

The entrance vestibule / Hallway has a double glazed window, cloaks /storage area, stairs to the first floor, storage cupboard, radiator, leading to:

Living Room

17'3" x 14'4"

The living room has three windows to the front elevation with secondary glazing and window to the side elevation with secondary glazing, radiator, open beams to the ceiling.

Sitting Room / Dining Room or 3rd Bedroom

15'9" x 15'8"

A versatile reception room that could be used as a reception room or 3rd Bedroom is needed having three windows to the front elevation with secondary glazing, radiator.

Kitchen

9'9" x 11'6"

The kitchen has a range of floor and wall units, tiled splashback, electric oven, gas hob with extractor over, radiator, wall mounted gas central heating boiler, two double glazed windows, integrated fridge / freezer, door leading to a small courtyard with storage cupboard.

Bedroom 1

16'1" x 8'0"

Double glazed window, radiator.

Bedroom 2

9'10" x 11'1"

Two double glazed windows, radiator.

Bathroom

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity, bathroom, part tiled walls, radiator, double glazed window, storage cubicle with tiled splashback, extractor.

TENURE

We are advised by the Vendors that the property is Freehold with an element of a flying freehold. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX

The Council Tax Band is Band D.

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

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