



MICHAEL HODGSON

MICHAEL HODGSON

estate agents & chartered surveyors



FRONT STREET, SUNDERLAND

Offers Over £750,000

Nestled in a prime position in the charming Whitburn Village, this recently refurbished 4 / 5 bed terraced house on Front Street presents a rare opportunity for discerning buyers to purchase a meticulously developed home finished to an exceptional standard featuring a high level of specification and appointment.

Whitburn has been recognised as the third best place to live in England and Wales, thanks to its proximity to beautiful coastal walks, sandy beaches, and a vibrant selection of restaurants, bars, and cafes. The area also boasts excellent transport links, making it easy to explore nearby towns and cities.

Upon entering the property, you are welcomed by an inviting entrance hall that leads to a comfortable living room, perfect for relaxation. The heart of the home is the stylish kitchen, dining and family room, equipped with integrated appliances, ideal for entertaining family and friends. In addition to a utility / boot room accessed from the kitchen with a dog shower. There is the added benefit of a ground floor shower room / wc and a reception room that could be used for a variety of uses including a ground floor 5th bedroom if required.

The first floor features a well-appointed landing with a storage cupboard and access to the rear balcony/terrace overlooking the rear garden, four generously sized bedrooms, a family bathroom, and an en suite bathroom and walk in wardrobe attached to the master bedroom, ensuring privacy and comfort.

Externally, the property boasts a southerly facing lawned garden adorned with mature planting, providing a tranquil outdoor space. To the rear, a charming courtyard garden features two patio areas and lawn, along with access to a double garage.

With no onward chain involved, this exceptional home is ready for you to move in and enjoy. We highly recommend viewing this property to fully appreciate its unique charm, period features with a contemporary twist in a prime location.

Terraced House

4 or 5 Bedrooms

Living Room

Kitchen / Dining / Family Room

Bathroom, Shower Room & En Suite

Gardens & Double Garage

Stunning Home

EPC Rating: C



FRONT STREET , SUNDERLAND

Offers Over £750,000

Entrance Vestibule

The entrance vestibule has a tiled floor, cast iron radiator, leading to the inner hall

Inner Hall

The inner hall has a tiled floor, cast iron radiator, coving to ceiling, recessed spot lighting, stairs to first floor, cupboard under the stairs.

Living Room

18'9" to bay x 12'5"

The living room has a bay window to the front elevation, incorporating three double glazed sash style windows, cast iron radiator, coving to ceiling, there is a media wall with inset modern electric fire, shelving and space for a wall mounted TV.

Dining Room / Sitting / Family Room

19'2" to bay x 11'8"

A versatile space having a bay window to the front elevation incorporating three double glazed sash style windows, two cast iron radiators, tiled floor with under floor heating, coving to ceiling, opening to kitchen

Kitchen

11'7" x 11'10"

The kitchen has a new comprehensive range of floor and wall units, Dekton worktop, inset sink with Quooker hot water mixer tap, integrated fridge, freezer, dishwasher, glass display cabinet, Bosch electric oven, Bosch integrated microwave, AEG induction hob with extractor over, tiled floor with under floor heating, double glazed sash style window to the rear elevation, recessed spot lighting, coving to ceiling.

Utility/Boot Room

6'0" x 12'4"

The utility/boot room has a comprehensive range of floor and wall units, inset sink and mixer tap, tiled floor with under floor heating, double glazed window and double glazed door to the garden, fitted dog shower wash station, recessed spot lighting.

Study / Reception Room / 5th Bedroom

15'11" max 11'8" max

Another versatile room that could be used as a formal dining room, sitting room, home office or ground floor 5th bedroom having a double glazed window overlooking the rear garden, coving to ceiling, cast iron radiator, recessed spot lighting.

Shower Room/WC

Modern white suite comprising of a low level WC, wash hand basin with mixer tap sat on a wall vanity unit, cast iron radiator, double glazed window, extractor, tiled floor and walls, recessed spot lighting, walk in shower with rainfall shower head and an additional shower attachment.

First Floor

Landing, two radiators, loft access with ladder access, double glazed patio door leading to the rear balcony/terrace overlooking the rear garden.

Bedroom 1

16'3" max x 14'11" max

Front facing, two double glazed sash style windows, two radiators, coving to ceiling.

Walk In Wardrobe

3'5" x 6'4"

Walk in wardrobe with fitted shelving and rails, recessed spot lighting.

En Suite

White comprehensive suite comprising of a low level WC and wash hand basins with mixer tap sat on a vanity unit, towels radiator, shower cubicle with rainfall style shower head and an additional shower attachment, tiled walls and floor, recessed spot lighting, extractor.

Bedroom 2

11'8" x 16'2"

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

Bedroom 3

13'3" x 11'10"

Rear facing, two double glazed sash style windows, radiator, coving to ceiling, recessed spot lighting.

Bedroom 4

10'6" max x 12'4" max

Rear facing, radiator, coving to ceiling, recessed spot lighting, double glazed sash style window.

Bathroom

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

Loft Space

17'8" max x 11'8" max

Accessed via loft ladders from the first floor landing, velux style window, full roof in part.

Externally

Externally, the property boasts a southerly facing lawned garden adorned with mature planting, providing a tranquil outdoor space. To the rear, a charming courtyard garden features two patio areas and lawn, along with access to a double garage.

Double Garage

16'3" x 12'2"

Double garage accessed via an electric roller shutter, direct access from the garage into the rear garden.

COUNCIL TAX

The Council Tax Band is TBC

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, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

