



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



WHITBURN ROAD, SUNDERLAND

Offers Over £700,000

We are delighted to welcome to the market this superb 4 bed extended double fronted detached house is situated on Whitburn Road in Cleadon Village that is likely to appeal to a wide variety of purchaser who will not fail to be impressed. Cleadon offers an array of shops, restaurants and amenities all within walking distance in addition to being within easy reach of East Boldon Metro Station for commuting to both Sunderland and Newcastle. The property itself offers lovely family living space that provides generous yet versatile accommodation briefly comprising of: Entrance Porch, Inner Hall, Living Room, Dining Room, Kitchen / Breakfast Room, Sun Room, Utility, WC and to the First Floor, Landing, 4 Bedrooms, 2 En Suites and a Family Bathroom. Externally the property is set on a generous plot having a gated front driveway that leads to the side of the house and the garage, mature gardens and lawn to the front elevation and to the rear a paved patio area in addition to access to the garage. Viewing of this lovely home is highly recommended to fully appreciate the space, home and location on offer. There is NO ONWARD CHAIN INVOLVED with the sale.

Detached House
Living Room
Bathroom & 2 En Suites
Viewing Advised

4 Bedrooms
Dining Room & Sun Room
Garage & Gardens
EPC Rating: D



WHITBURN ROAD, SUNDERLAND

Offers Over £700,000

Entrance Porch

Tiled floor, leading to the inner hallway

Inner Hall

Radiator, tiled floor, stairs to the first floor

Living Room

14'0" x 16'5" to the bay

The living room has a bay window to the front elevation, cast iron radiator, feature fireplace with multi fuel stove, up lighting, shelving and storage to both alcoves.

Dining Room

14'4" x 16'4" to the bay

The dining room has a bay window to the front elevation, cast iron fire, ornate feature fire

Kitchen / Breakfast Room

9'4" x 25'10"

The kitchen has a range of floor and wall units, granite worktops with splashback, range cooker with extractor over, with microwave oven, integrated coffee machine, dishwasher, tiled floor, stainless steel sink and mixer tap, breakfast bar, double glazed french door leading to the sun room, feature radiator

Sun Room

15'5" x 27'5"

A lovely light and airy room having bi folding doors opening to the rear garden, two double glazed window, recessed spot lighting, double glazed lantern light.

Utility

Range of floor and wall units, plumbed for washer, tiled floor, storage cupboard with wall mounted gas central heated boiler

WC

White suite comprising of a low level WC, wash hand basin with mixer tap, radiator, tiled floor

First Floor

Landing, radiator

Bedroom 1

15'11" x 16'11"

A front facing master bedroom, full range of fitted wardrobes with matching dressing table

En Suite

Suite comprising of a wall hung wash hand basin with mixer tap sat on a vanity unit, tiled floor, wet room shower with rainfall style shower head and an additional shower attachment, recessed spot lighting, chrome towel radiator

Bedroom 2

13'11" x 12'10"

Front facing, two recessed wardrobes to two alcoves, radiator

Bedroom 3

9'6" x 9'11"

Rear facing, radiator

En Suite

White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, shower cubicle, chrome towel radiator

Bedroom 4

9'7" x 8'9"

Rear facing, radiator

Family Bathroom

Contemporary white suite comprising of a wash hand basin with mixer tap, towel radiator, low level WC, bath with mixer tap, shower attachment, recessed spot lighting, extractor, wet room style walk in shower with rainfall style shower head and additional shower attachment.

Garage

detached garage

Externally

Externally the property is set on a generous plot having a gated front driveway that leads to the side of the house and the garage, mature gardens and lawn to the front elevation and to the rear a paved patio area in addition to access to the garage.

COUNCIL TAX

The Council Tax Band is Band F

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

