



MICHAEL HODGSON

estate agents & chartered surveyors

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## FRONT STREET, SUNDERLAND

£1,250,000

Properties of this calibre are extremely rare to the market and this property offers a discerning purchaser a simply exquisite home. No2 The Limes commands an elevated position on Front Street within Whitburn Village which is considered to be one of the pinnacle areas within the region offering a superb location providing convenient 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, its award winning beaches and stunning coastline. The property itself dates back to circa 1850's and offers exceptional space and quality throughout whilst retaining many period features, charm and elegance within this Grade II listed residence. The property has been extensively modernised, improved and extended by the current owners to a simply exceptional standard that will not fail to impress all who views. The generous living accommodation briefly comprises of: Entrance Hall, Living Room, Dining Room, Study / Reception Room, Kitchen / Family Room, Utility, WC and to the First Floor, Landing, 4 Bedrooms, family bathroom and an En Suite to Bedroom 1. Externally the property is set on an extensive plot that runs from Front Street at the front to North Guards at the rear having a southerly facing front lawned garden with paved pathways leading up to the house whilst to the rear is a stunning professionally landscaped garden beautifully stocked with mature plants, trees and shrubs, seating areas, an outdoor fireplace and block paved patio areas in addition to a rear block paved courtyard area that provides extra car standage from the garage block, which is accessed from North Guards, plus a second double garage and attached home gymnasium. Viewing of this truly outstanding home is unreservedly recommended

Terraced House  
3 Reception Rooms  
Bathroom & En Suite  
Exceptional Property

4 Bedrooms  
Kitchen / Family Room  
Grade II Listed  
EPC Rating: C

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## Entrance Hall

An impressive entrance hall having a return staircase to the first floor, cast iron radiator, wood panelled walls in part, cloaks cupboard, Herringbone style Karndean flooring, coving to ceiling, storage cupboard.

## Living Room

17'11" x 26'8"

The living room has three timber framed double glazed sash style windows to the front elevation, grade II listed ceiling, coving to ceiling, feature fireplace with inset wood burning stove.

## Dining Room

18'0" x 10'5"

The dining room has two timber framed double glazed sash style windows to the rear elevation, timber framed French doors leading to the garden, Herringbone style Karndean flooring, two cast iron radiators, up lighting.

## Study / Reception Room

16'1" x 16'4"

The study is front facing with two timber framed double glazed sash style windows, cast iron radiator, feature fireplace with gas style stove

The study has an individually designed range of fully fitted shelving and cupboards.

## Kitchen / Family Room

23'2" x 23'9"

A stunning open plan kitchen/family room having a Karndean floor with under floor heating, two sets of full height and length sliding doors opening to the garden.

The kitchen is fitted with a bespoke range of floor and wall units, granite worktops, integrated fridge, freezer, dishwasher, sink and drainer with mixer tap, pantry cupboard with inset shelving, integrated microwave, two Neff electric ovens with warming drawers.

There is a central island with granite worktops, breakfast bar, electric hob with extractor over.

## Utility

13'3" x 11'2"

The utility has a range of floor and wall units, plumbed for washer and dryer, Karndean flooring with under floor heating, fitted shelving, Belfast sink with mixer tap, airing hanger, radiator.

## Wine Cellar

4'5" x 8'11"

Fully fitted wine cellar with working ladder access, recessed spot lighting.

## WC

White suite comprising of a low level WC and a wall hung wash hand basin sat on a vanity unit, Karndean flooring.

## First Floor

A spacious landing that has a seating area in part. Timber framed glazed doors to a front terrace, coving to ceiling, recessed spot lighting, walk in storage cupboard, loft access with ladder access.

## Bedroom 1

17'11" x 20'6"

Front facing, having two timber framed double glazed sash style windows with working window shutters, two cast iron radiators, there is the added benefit is a fully fitted dressing area.

## En Suite

White suite comprising of a wall hung low level WC, two wash hand basins with mixer tap sat on a floating vanity unit, walk in shower with Rainfall style shower head and an additional shower attachment, radiator, tiled walls and floor, recessed spot lighting, extractor, storage cupboard.

## Bedroom 2

18'5" x 12'6"

Rear facing, timber framed double glazed window, This room is fully fitted as a dressing room having a full range of fitted wardrobes with inset display shelving, dresser and a central island.

## Bedroom 3

11'4" x 12'4"

Rear facing, timber framed double glazed sash style window, range of fitted wardrobes and dressing table.

## Bedroom 4

14'0" x 16'0"

Front facing, timber framed double glazed sash style window with working window shutters, radiator, range of fitted wardrobes.

## Family Bathroom

Contemporary white suite comprising of a wall hung wash hand basin with mixer tap, two towel radiators, tiled floor, recessed spot lighting, two timber framed double glazed windows, modern freestanding bath with mixer tap and shower attachment, under floor heating, wet room style walk in shower with Rainfall style shower head and an additional shower attachment, storage cupboards, tiled floor.

## Externally

Externally the property is set on an extensive plot that runs from Front Street at the front to North Guards at the rear having a southerly facing front lawned garden with paved pathways leading up to the house whilst to the rear is a stunning professionally landscaped garden beautifully stocked with mature plants, trees and shrubs, seating areas, an outdoor fireplace and block paved patio areas in addition to a rear block paved courtyard area that provides extra car standage from the garage block, which is accessed from North Guards, plus a second double garage and attached home gymnasium.

## Home Gymnasium

15'10" x 14'9"

Recessed spot lighting, double glazed door, a versatile space currently used as a home gymnasium but could be used as a home office or other uses.

## Double Garage

17'8" x 27'1"

Accessed via two electric roller shutters. There is the added benefit of an EV charging point.

## Garage Block

16'0" x 18'5"

Access via an up and over garage door with storage above. The garage block is accessed from North Guards

## 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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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

