

MICHAEL HODGSON

estate agents & chartered surveyors



FRONT STREET, SUNDERLAND
£575,000

A rare and unique opportunity to purchase a stunning terraced home situated in a prime position on Front Street in the heart of Whitburn Village that offers a discerning purchaser a simply stunning home boasting a mix of period features and charm with a contemporary twist. 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 property benefits from gas central heating with under floor heating to a number of the rooms, superb kitchen with integrated appliances, modern bathroom suites and many extras of note. The living accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room, Garden Room, WC and to the First Floor, Landing with storage cupboard, 3 Bedrooms, Family Bathroom and an En Suite to Bedroom. Externally the property has a southerly facing lawned garden with mature planting and to the rear is a courtyard garden with a patio and lawned garden area in addition to access to the garage and rear lane. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this exceptional home is unreservedly recommended to fully appreciate the home and location on offer.

- Terraced House
- Living Room
- Garden Room
- Stunning Home
- 3 Bedrooms
- Kitchen / Dining Room
- Bathroom & En Suite
- EPC Rating: C









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Entrance Hall
A lovely hallway having a tiled floor, cast iron radiator, stairs to the first floor, double glazed window to the rear elevation, walk in storage cupboard.

Living Room
18'0" max x 19'9" to bay
A light and airy living room having a box bay window incorporating 2 double glazed windows and 2 double glazed sash style windows, 2 cast iron radiators, coving to ceiling, ornate feature fireplace, up lighting to two alcoves.

Kitchen / Dining Room
19'2" x 14'9"
The kitchen has a comprehensive range of floor and wall units, granite worktops with matching splashbacks, AEG induction hob with extractor over, Bosch electric oven and integrated microwave, integrated fridge/freezer.

There is a breakfast island with granite worktops and breakfast bar, sink with quooker hot water tap, integrated washing machine and dish washer, tiled floor with under floor heating, 2 double glazed sash style windows to the side elevation, 2 cast iron radiators, recessed spot lighting, storage cupboard.

Garden Room
15'4" x 5'8"
A lovely and versatile space incorporating a pitched room with 2 velux style windows, 2 double glazed sash style windows, tiled floor with under floor heating, door to the garden, radiator.

WC
Accessed from the entrance hall.

Low level WC with inset wash hand basin with mixer tap, tiled floor, double glazed window, extractor, recessed spot lighting.

First Floor
Landing, double glazed window to the rear elevation, storage cupboard with wall mounted gas central heating boiler.

Bedroom 1
19'1" max x 12'11" max
Front facing, box bay window incorporating 2 double glazed sash style windows and 2 additional double glazed windows, recessed wardrobe, radiator, recessed spot lighting.

En Suite
Suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, towel radiator, walk in shower with rainfall style shower head and an additional shower attachment, reccessed spot lighting, extractor, tiled floor and part tiled walls,.

Bedroom 2
14'9" x 12'3"
Front facing, double glazed sash style window, radiator, recessed spot lighting.

Bedroom 3
13'3" max x 14'7" max
Side facing with 2 double glazed sash style windows, radiator, recessed spot lighting, coving to ceiling.

Bathroom
Contemporary suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, towel radiator, walk in shower with rainfall style shower head and an additional shower attachment, tiled floor, part tiled walls, reccessed spot lighting, extractor, freestanding bath with mixer tap and shower attachment.

Externally
Externally the property has a southerly facing lawned garden with mature planting and to the rear is a courtyard garden with a patio and lawned garden area in addition to access to the garage and rear lane.

Garage
10'7" x 18'9"
Accessed via an electric roller shutter.

COUNCIL TAX
The Council Tax Band is Band E.

TENURE
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

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