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## PARRY DRIVE, SUNDERLAND £230,000

This impressive 3 bed extended semi detached house will not fail to impress all who view situated on Parry Drive in Whitburn being within walking distance of shops, schools and amenities as well as the sea front and its wonderful beaches and coastline. The property is a true credit to the current owners and should be viewed to be fully appreciated. The generous living space briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining / Family Room and to the First Floor, 3 Bedrooms and a Bathroom. Externally there is a full width block paved driveway providing off street for a number of cars whilst to the rear a garden with block paved patio area, raised borders and a garden shed. Viewing of this superb home is highly recommended.

Semi Detached House  
Living Room  
Immaculate Property  
Freehold | Council Tax  
Band: A

3 Bedrooms  
Kitchen / Dining Room  
Viewing Advised  
EPC Rating: C



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### Entrance Hall

The entrance hall has a radiator, Karndean flooring, stairs to the first floor.

### Living Room

11'11" x 18'3"

The living room has a double glazed bay window to the front elevation, feature fireplace with electric fire, provision for wall mounted TV, radiator, French doors leading to the kitchen / dining room.

### Kitchen / Dining / Family Room

22'0" max x 22'11" max

An L shaped room having double glazed French doors leading to the rear garden, two velux style windows, double glazed window, recess spot lighting, radiator, storage cupboard.

The kitchen has a comprehensive range of floor and wall units, granite worktops with matching splashback, integrated dishwasher, plumbed for washer and dryer, electric hob, double electric oven, integrated fridge, freezer, cupboard under the stairs, additional storage cupboard with wall mounted boiler, door to the side

### First Floor

Landing, double glazed window to the rear elevation

### Bedroom 1

27'3" x 12'1" max

Front facing, double glazed window, radiator, storage cupboard

### Bedroom 2

8'8" x 12'5" max

Front facing, double glazed window, radiator, storage cupboard, mirror fronted fitted wardrobes

### Bedroom 3

7'4" x 8'11"

Rear facing, double glazed window, radiator

### Bathroom

White suite comprising low level WC, shower cubicle with rainfall style shower head and additional shower attachment, double glazed window to the side elevation, bath with mixer tap and shower attachment, wash hand basin with mixer tap set on a vanity unit, recess spot lighting, towel radiator

### External

Externally there is a full width block paved driveway providing off street for a number of cars whilst to the rear a garden with block paved patio area, raised borders and a garden shed.

### FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

### MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

### TENURE

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

### COUNCIL TAX

The Council Tax Band is Band A

# M I C H A E L   H O D G S O N

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