

MICHAEL HODGSON

estate agents & chartered surveyors



FRONT STREET, SUNDERLAND
£899,950

An impressive residence believed to have been constructed in the early 1800's that epitomises a classic Georgian house boasting many original and period features with a contemporary twist whilst retaining its charm and elegance. This Grade II listed commands an elevated position on Front Street in Whitburn Village which is considered to be one of the pinnacle areas within the region offering a superb location providing easy 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 and its beautiful beaches and stunning coastline. The property itself commands generous yet versatile living space that is a true credit to the current owners having an impressive kitchen / breakfast room, a recently constructed garden room / orangery with bi folding doors to the garden and many extras of note with the living accommodation briefly comprising of: Entrance Vestibule, inner Hall, Living Room, Dining Room, Kitchen / Breakfast Room, Garden Room / Orangery, Utility, Separate WC and to the First Floor, Landing, 4 Bedrooms, Shower Room, Jack and Jill Style En Suite Family Bathroom and an En Suite Bathroom to Bedroom 1. Externally there is a front garden, side gated driveway leading to the side of the house and garage and to the rear is a lovely garden having a paved patio area and artificial grass lawn. Viewing of this exceptional home is highly recommended to fully appreciate the space, home and location on offer.

- End Terraced House
- 4 Bedrooms
- Living Room & Dining Room
- Kitchen / Breakfast Room
- Sitting Room & Orangery
- Stunning Property
- Garage & Gardens
- EPC Rating: D









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Entrance Vestibule
Leading to the inner hall.

Inner Hall
An impressive hallway having a return staircase leading to the first floor with stunning stained glass window, part wood panelled walls.

Living Room
17'6" x 26'0"
An impressive living room having three single glazed sash style windows to the front elevation, two double radiators, feature fire with gas fire, coving to ceiling, herringbone style floor.

Dining Room
19'4" x 11'1"
The dining room has a timber framed double glazed window to the side elevation, radiator, inset storage cupboard.

Sitting Room
21'7" x 17'7"
A lovely room having a leaded window to the side, fitted bookshelves, feature fireplace with wood burning stove, double radiator.

Kitchen / Breakfast Room
22'6" x 13'2"
The kitchen has a bespoke range of floor and wall units, granite worktops, breakfast bar, electric oven, electric hob with extractor over, range cooker, sink with mixer tap, timber framed double glazed window to the rear elevation, integrated dishwasher, and an additional full range of storage cupboards.

There is a central island with granite worktops, breakfast bar, reccessed spot lighting, exposed wood beams to the ceiling, radiator, inset storage, access to the garden room / orangery

Garden Room / Orangery
14'4" x 12'2"
A stunning room having a large double glazed window and bi folding doors leading to the garden, lantern light, recessed spot lighting.

Utility
9'10" x 7'3"
Range of floor and wall units, tiled splashback, stainless steel sink and mixer tap, plumbed for washer and dryer, two wall mounted central heating boilers, door to the inner hall and the garden room.

WC
Low level WC, wash hand basin sat on a vanity unit, extractor.

First Floor
A light and airy galleried landing, feature stained glass window to the rear elevation.

Bedroom 1
11'10" x 20'4"
Side facing with two timber framed single glazed sash style windows, reccessed wardrobe, radiator.

En Suite
White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, bath with mixer tap, reccessed spot lighting, towel radiator,

Bedroom 2
15'1" max x 15'1" max
Front facing, two timber framed single glazed sash style windows, double radiator, ornate feature fire, doors to the family bathroom

Bedroom 3
18'9" max x 19'3" max
Front facing, two single glazed sash style windows, two reccessed wardrobes to two alcoves, ornate feature fire, double radiator.

Bedroom 4
13'11" x 11'5"
Side facing timber framed double glazed window, range of fitted wardrobes, double radiators, radiator, loft access.

Bathroom
Suite comprising of a low level WC and wash hand basin with mixer tap sat on a vanity unit, bath with mixer tap, shower cubicle with electric shower, tiled walls, chrome towel radiator.

The family bathroom is accessed from the landing and bedroom 2

Shower Room
White suite comprising of a low level WC, wash hand basin with mixer tap, towel radiator, shower, reccessed spot lighting.

Externally
Externally there is a front garden, side gated driveway leading to the side of the house and garage and to the rear is a lovely garden having a paved patio area and artificial grass lawn.

Garage
One and a half width garage accessed via roller shutter

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

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