



MICHAEL HODGSON

estate agents & chartered surveyors



CORNTHWAITE DRIVE, SUNDERLAND £275,000

This impressive 4 bed extended semi detached house will not fail to impress all who view situated on Cornthwaite 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 / Dining Room, Kitchen, Study / Store Area, Ground Floor Bedroom 1 with En Suite and to the First Floor, 3 Bedrooms and a Bathroom. Externally there is a front lawned garden and to the rear and side a paved patio area and lawn. Viewing of this superb home is highly recommended.

Semi Detached House
4 Bedrooms
Kitchen
Viewing Advised

Extended
Living / Dining Room
Bathroom & En Suite
EPC Rating: TBC



CORNTHWAITE DRIVE, SUNDERLAND
£275,000

Entrance Hall

The entrance hall has a LVT floor, leading to

Living Room / Dining Room

23'1" max x 18'6" max

A superb open plan living / dining room having a vaulted ceiling in part with two velux style windows, laminate floor, under floor heating to dining area, double glazed window, double glazed French doors to the garden, a superb fitted media style wall with fitted shelving and storage cupboards.

Kitchen

8'3" x 19'6"

The kitchen has a range of floor units, stainless steel sink and drainer with mixer tap, cupboard with wall mounted gas boiler, door to the rear garden, double glazed window, LVT flooring

Bedrom 1

9'8" x 13'1"

Ground floor bedroom having a double glazed window, radiator, LVT flooring, range of fitted wardrobes

En Suite

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

Study / Storage Room

4'10" x 10'4"

Double glazed window, accessed from the living room/ dining room.

First Floor

Landing, loft access, double glazed window, radiator

Bathroom

White suite comprising low level WC, wall hung wash basin with mixer tap, bath with mixer tap with rainfall shower over and additional

shower attachment, extractor, recess spot lighting, tiled walls and floor

Bedroom 2

14'10" x 8'5"

Two double glazed windows, range of fitted wardrobes

Bedroom 3

8'5" x 7'7"

Double glazed window, radiator

Bedroom 4

8'9" x 8'9" 13'1"

Double glazed window, radiator

External

Externally there is a front lawned garden and to the rear and side a paved patio area and lawn.

COUNCIL TAX

The Council Tax Band is Band B

TENURE

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

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.

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

