



MICHAEL HODGSON

MICHAEL HODGSON

estate agents & chartered surveyors



LIZARD LANE, SUNDERLAND £550,000

This impressive 5 bed semi detached house will not fail to impress all who view offering a high degree of specification whilst boasting many period features and charm. The property is ideally located on Lizard Lane in Whitburn Village 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 boasts generous yet versatile living space briefly comprising of: Entrance hall, Living Room, Sitting Room, Dining / Reception Room, WC, Kitchen / Breakfast room, Utility and to the First Floor, Landing, 5 Bedrooms, Family Bathroom and an En Suite to Bedroom 1. Externally there is a front garden whilst to the rear is a generous mature garden boasting an array of plants, trees and shrubs, lawn in addition to a tool shed, bike shed, tiled patio area. Viewing of this superb home is highly recommended.

MICHAEL HODGS
estate agents & chartered surveyors



LIZARD LANE, SUNDERLAND

£550,000

Entrance Vestibule

Tiled floor, leading to:

Inner Hall

Radiator with cover, tiled floor

Living Room

14'5" x 18'0"

The living room is front facing having three double glazed windows, exposed wood flooring, radiator

Sitting Room

16'1" x 16'1"

A lovely room having a feature fire with wood burner, radiator with cover, double glazed window, exposed wood floor

Reception Room / Dining Room

14'0" x 14'0"

A versatile room currently used as a "play room" having double glazed French doors to the rear garden, radiator, feature fireplace

Kitchen / Breakfast Room

13'8" x 20'6"

The kitchen is fitted with a range of floor and wall units, granite worktops, bench seating, tiled floor, stainless steel sink and mixer tap, two double glazed window, range cooker with extractor over, original range style cooker, radiator.

Utility

8'10" x 8'5"

Floor and wall units, wall mounted gas boiler

WC

Low level WC, pedestal basin, Tiled floor

First Floor

Landing, double glazed window, radiator with cover

Bedroom 1

14'6" x 18'0"

Front facing, bay with three double glazed window, radiator with cover

En Suite

White suite comprising pedestal basin, chrome towel radiator, shower with tiled surround, double glazed window

Bedroom 2

8'8" x 13'11"

Rear facing, radiator, two double glazed windows

Bedroom 3

16'1" x 13'10"

Two double glazed windows, radiator, recessed wardrobe

Bedroom 4

13'3" x 9'0"

Rear facing, radiator, storage cupboard

Bedroom 5

9'10" x 7'10"

Side facing, double glazed window

Bathroom

Suite comprising low level WC, pedestal basin, free standing roll top bath with claw feet and shower attachment, towel radiator, corner shower with tiled surround, two double glazed windows, recess spot lighting

External

Externally there is a front garden whist to the rear is a generous mature garden boasting an array of plants, trees and shrubs, lawn in addition to a tool shed, bike shed, tiled patio area.

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, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

