



MICHAEL HODGSON

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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.

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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.

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# M I C H A E L   H O D G S O N

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

