



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



FRONT STREET, SUNDERLAND £385,000

This immaculately presented 3 bed terraced house has been meticulously modernised and improved and will not fail to impress all who view commanding a highly regarded and much sought after location on Front Street in Whitburn Village. Whitburn has recently been ranked the 3rd best place to live in England and Wales being within easy reach of beautiful coastline walks, beaches in addition to a range of restaurants, bars, cafes and amenities as well as excellent transport links to the regions towns and cities. Internally the living accommodation briefly comprises of: Entrance Hall, Living Room, WC, Kitchen / Breakfast Room with integrated appliances, First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front and rear garden. Viewing of this lovely property is highly recommended to fully appreciate the space home and location on offer.

Mid Terraced House

Living Room

Village Location

Viewing Advised

3 Bedrooms

Kitchen / Breakfast Room

Lovely Property

EPC Rating:C



FRONT STREET, SUNDERLAND

£385,000

Entrance Hall

The entrance hall has a tiled floor, radiator, cupboard under the stairs.

Living Room

The living room has two double glazed sash style windows to the front elevation, radiator, media wall with shelving, modern inset electric fire, coving to ceiling, recessed spot lighting.

Kitchen / Breakfast Area

19'7" max x 12'6" max

The kitchen / breakfast room has a tiled floor with under floor heating, recessed spot lighting, contemporary radiator, double glazed window and double glazed door to the rear garden.

The kitchen has a range of floor and wall units, electric oven, electric hob with extractor over, breakfast bar, sink and drainer with mixer tap, cupboard with wall mounted gas central heating boiler, integrated fridge, freezer, dishwasher and washer / dryer.

WC

Tiled floor, low level WC with inset wash hand basin with mixer tap, recessed spot lighting.

First Floor

Landing.

Bedroom 1

14'8" max x 8'8" max

Front facing, radiator, two double glazed sash style windows.

Bedroom 2

9'10" max x 10'9" max

Rear facing, double glazed window, radiator, recessed spot lighting.

Bedroom 3

Front facing, radiator, recessed spot lighting, coving to ceiling, double glazed sash style windows

Bathroom

New modern white suite comprising of a low level WC and wash hand basin with mixer tap sat on a vanity unit, bath with rainfall style shower head over and an additional shower attachment with mixer tap, tiled walls and floor, recessed spot lighting, extractor, towel radiator.

Externally

Externally there is a front and rear garden.

COUNCIL TAX

The Council Tax Band is Band C.

MICHAEL HODGSON

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

