



MICHAEL HODGSON

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FRONT STREET, SUNDERLAND

£799,950

Nestled in a prime position in the charming Whitburn Village, this recently refurbished 4 / 5 bed terraced house on Front Street presents a rare opportunity for discerning buyers to purchase a meticulously developed home finished to an exceptional standard featuring a high level of specification and appointment.

Whitburn has been recognised as the third best place to live in England and Wales, thanks to its proximity to beautiful coastal walks, sandy beaches, and a vibrant selection of restaurants, bars, and cafes. The area also boasts excellent transport links, making it easy to explore nearby towns and cities.

Upon entering the property, you are welcomed by an inviting entrance hall that leads to a comfortable living room, perfect for relaxation. The heart of the home is the stylish kitchen, dining and family room, equipped with integrated appliances, ideal for entertaining family and friends. In addition to a utility / boot room accessed from the kitchen with a dog shower. There is the added benefit of a ground floor shower room / wc and a reception room that could be used for a variety of uses including a ground floor 5th bedroom if required.

The first floor features a well-appointed landing with a storage cupboard and access to the rear balcony/terrace overlooking the rear garden, four generously sized bedrooms, a family bathroom, and an en suite bathroom and walk in wardrobe attached to the master bedroom, ensuring privacy and comfort.

Externally, the property boasts a southerly facing lawned garden adorned with mature planting, providing a tranquil outdoor space. To the rear, a charming courtyard garden features two patio areas and lawn, along with access to a double garage.

With no onward chain involved, this exceptional home is ready for you to move in and enjoy. We highly recommend viewing this property to fully appreciate its unique charm, period features with a contemporary twist in a prime location.

Terraced House	4 or 5 Bedrooms
Living Room	Kitchen / Dining / Family Room
Bathroom, Shower Room & En Suite	Gardens & Double Garage
Stunning Home	EPC Rating: C



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Entrance Vestibule

The entrance vestibule has a tiled floor, cast iron radiator, leading to the inner hall

Inner Hall

The inner hall has a tiled floor, cast iron radiator, coving to ceiling, recessed spot lighting, stairs to first floor, cupboard under the stairs.

Living Room

18'9" to bay x 12'5"

The living room has a bay window to the front elevation, incorporating three double glazed sash style windows, cast iron radiator, coving to ceiling, there is a media wall with inset modern electric fire, shelving and space for a wall mounted TV.

Dining Room / Sitting / Family Room

19'2" to bay x 11'8"

A versatile space having a bay window to the front elevation incorporating three double glazed sash style windows, two cast iron radiators, tiled floor with under floor heating, coving to ceiling, opening to kitchen

Kitchen

11'7" x 11'10"

The kitchen has a new comprehensive range of floor and wall units, Dekton worktop, inset sink with Quooker hot water mixer tap, integrated fridge, freezer, dishwasher, glass display cabinet, Bosch electric oven, Bosch integrated microwave, AEG induction hob with extractor over, tiled floor with under floor heating, double glazed sash style window to the rear elevation, recessed spot lighting, coving to ceiling.

Utility/Boot Room

6'0" x 12'4"

The utility/boot room has a comprehensive range of floor and wall units, inset sink and mixer tap, tiled floor with under floor heating, double glazed window and double glazed door to the garden, fitted dog shower wash station, recessed spot lighting.

Study / Reception Room / 5th Bedroom

15'11" max 11'8" max

Another versatile room that could be used as a formal dining room, sitting room, home office or ground floor 5th bedroom having a double glazed window overlooking the rear garden, coving to ceiling, cast iron radiator, recessed spot lighting.

Shower Room/WC

Modern white suite comprising of a low level WC, wash hand basin with mixer tap sat on a wall vanity unit, cast iron radiator, double glazed window, extractor, tiled floor and walls, recessed spot lighting, walk in shower with rainfall shower head and an additional shower attachment.

First Floor

Landing, two radiators, loft access with ladder access, double glazed patio door leading to the rear balcony/terrace overlooking the rear garden.

Bedroom 1

16'3" max x 14'11" max

Front facing, two double glazed sash style windows, two radiators, coving to ceiling.

Walk In Wardrobe

3'5" x 6'4"

Walk in wardrobe with fitted shelving and rails, recessed spot lighting.

En Suite

White comprehensive suite comprising of a low level WC and wash hand basins with mixer tap sat on a vanity unit, towels radiator, shower cubicle with rainfall style shower head and an additional shower attachment, tiled walls and floor, recessed spot lighting, extractor.

Bedroom 2

11'8" x 16'2"

Front facing, double glazed sash style window, radiator, recessed spot lighting.

Bedroom 3

13'3" x 11'10"

Rear facing, two double glazed sash style windows, radiator, coving to ceiling, recessed spot lighting.

Bedroom 4

10'6" max x 12'4" max

Rear facing, radiator, coving to ceiling, recessed spot lighting, double glazed sash style window.

Bathroom

Comprehensive suite comprising of a wash hand basin with mixer tap sat on a vanity unit, low level WC, freestanding bath with mixer tap and a shower attachment, shower cubicle with rainfall style shower head and an additional shower attachment, recessed spot lighting, extractor, towel radiator, double glazed sash style window, tiled floor and part tiled walls.

Loft Space

17'8" max x 11'8" max

Accessed via loft ladders from the first floor landing, velux style window, full roof in part.

Externally

Externally, the property boasts a southerly facing lawned garden adorned with mature planting, providing a tranquil outdoor space. To the rear, a charming courtyard garden features two patio areas and lawn, along with access to a double garage.

Double Garage

16'3" x 12'2"

Double garage accessed via an electric roller shutter, direct access from the garage into the rear garden.

COUNCIL TAX

The Council Tax Band is TBC

TENURE

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

M I C H A E L H O D G S O N

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