



MICHAEL HODGSON

estate agents & chartered surveyors

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WHITBURN ROAD, SUNDERLAND

£499,950

This well presented 3 bed detached house is situated on Whitburn Road in Cleadon Village and is likely to appeal to a wide variety of purchaser, who will not fail to be impressed. Cleadon offers an array of shops, restaurants and amenities all within walking distance. The property is within easy reach of East Boldon Metro Station for commuting to both Sunderland and Newcastle and a short walk from Cleadon Academy. The property itself offers lovely family living space briefly comprising of: Entrance Porch, Inner Hall, Living Room, Kitchen / Dining Room, Utility, WC and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front garden and two driveways leading to the house and garage, whilst to the rear is a private south facing garden with generous lawn and patio area. There is NO ONWARD CHAIN INVOLVED with the sale and the property was previously granted planning permission for a two storey extension. Viewing of this lovely home is highly recommended to fully appreciate the space, home and location on offer.

Detached House

Living Room

Garage & Garden

No Chain Involved

3 Bedrooms

Kitchen / Dining Room

Viewing Advised

EPC Rating: D



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Entrance Porch

Double glazed window, leading to:

Inner Hall

Double glazed window, stairs to the first floor.

Living Room

21'11" to the bay x 12'7"

The living room spans the full length of the house having a double glazed bay window to the front elevation, double glazed patio door leading the rear garden, solid fuel fire, radiator in the bay and an additional double radiator.

Kitchen / Dining Room

18'8" max x 22'5" max

The kitchen has an imported Schuller fitted kitchen comprising of a range of floor and wall units, 2 stainless steel sinks with mixer taps, granite worktop, integrated dishwasher, fridge, freezer, larder style cupboard, integrated microwave oven, electric oven, electric hob with extractor, radiator, double glazed window to the front elevation, double glazed French doors to the rear garden, laminate floor, storage cupboard.

Utility

Plumbed for washer and dryer, 2 double glazed windows, part tiled wall, door to the rear garden, radiator, door to the garage.

WC

Low level WC, pedestal basin, part tiled walls, chrome towel radiator.

First Floor

Landing, double glazed window.

Bathroom

White suite comprising of a low level WC, pedestal basin, bath, shower cubicle with tiled splashback, part tiled walls, double glazed window, recessed spot lighting, extractor, radiator.

Bedroom 1

9'10" max x 19'0" max

Front facing, double glazed bay window and an additional double glazed window, radiator in bay.

Bedroom 2

13'1" max x 12'1" max

Rear facing, double glazed window, radiator, mirrored fitted wardrobe.

Bedroom 3

9'5" max x 10'11" max

Rear facing, double glazed windows, radiator.

Garage

Attached single garage, wall mounted gas central heated boiler.

Externally

Externally there is a front garden and two driveways leading to the house and garage whilst and to the rear is a south facing garden with generous lawn and patio area.

COUNCIL TAX

The Council Tax Band is Band E.

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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