



MICHAEL HODGSON

estate agents & chartered surveyors





## FRONT STREET, SUNDERLAND

£225,000

\*\*\*TERRACED PROPERTY\*\*\* THREE BEDROOMS\*\*\*NO ONWARD CHAIN INVOLVED\*\*\*A charming 3 bedroomed terraced house situated on Front Street in Whitburn offering a convenient and much sought after location providing easy access to local shops, cafes, amenities as well as access to the sea front and its many beaches and attractions. The property itself is likely to appeal to a wide variety of purchasers and must be viewed to be fully appreciated with the internal accommodation briefly comprising of: Entrance Vestibule, Living Room, Kitchen / Dining Room and to the First Floor, Landing 3 Bedrooms and a Bathroom. Externally there is a front garden whilst to the rear a gravelled courtyard with raised patio to the rear. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

Terraced House

3 Bedrooms

Living Room

Kitchen / Dining Room

No Chain Involved

Viewing Advised

EPC Rating: D



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### Entrance Vestibule

Stairs to the first floor, tiled floor

### Living Room

17'3" x 19'9"

The living room has a timber framed double glazed window to the front elevation, double radiator, exposed wood floor, leading to:

### Kitchen / Dining Room

16'8" x 18'4"

The kitchen has a range of floor and wall units, tiled splash back, Belfast sink with mixer tap, tiled floor, integrated fridge and freezer, Range cooker, timber framed double glazed window, door to the rear garden, double radiator, storage cupboard, cupboard with wall mounted gas boiler

### First Floor

Landing, timber framed double glazed window to the side elevation, loft access, storage cupboard

### Bedroom 1

15'7" x 26'0"

Front facing, timber framed double glazed window, radiator

### Bedroom 2

15'10" x 12'0"

Rear facing, timber framed double glazed window, double radiator, two sets of recessed wardrobes

### Bedroom 3

11'8" x 9'3"

Rear facing, timber framed double glazed window, radiator

### Bathroom

Modern white suite comprising low level wc, pedestal basin with mixer tap, chrome towel radiator, bath with electric shower over and mixer tap, recessed spot lighting, timber framed double glazed window, tiled floor

### Externally

Externally there is a front garden whilst to the rear a gravelled courtyard with raised patio to the rear.

### 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.

### ESTATE AGENT OF THE YEAR AWARDS

NORTH EAST ESTATE AND LETTING AGENT OF THE YEAR 2012 & 2013 MICHAEL HODGSON have AGAIN scooped the top awards at The Estate Agent Of The Year Awards in London hosted by TV presenter Phil Spencer in both SALES AND LETTING'S. The awards are based on votes received by sellers and buyers for the service they received. 2012 & 2013 affirms they really are the top of their field having won Best Estate Agent in the NORTH EAST for 2012 & 2013. The ESTAS are the only awards in the industry that are voted for by customers. These awards recognise the highest standards of customer service in the estate agent industry based on research conducted amongst sellers, buyers and landlords throughout the UK.

# M I C H A E L   H O D G S O N

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