



MICHAEL HODGSON

estate agents & chartered surveyors



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Estate Agents & Chartered Surveyors

THILL STONE MEWS, SUNDERLAND £199,950

This 3 bed end link house is situated in the small exclusive development of Thill Stone Mews which provides 9 properties around a private courtyard exclusive to residents and visitors, an ideal setting in a picturesque location situated in the highly regarded village of Whitburn that offers an escape from city life, yet allows easy access too all major routes through-out the North East. excellent schools, shopping facilities are all within easy reach as well as direct access to the sandy beaches at Whitburn, South Shields and Marsden. The property is arranged over 3 floors and briefly comprises of: Entrance Vestibule, Living Room, Kitchen / Dining Room, WC and to the First Floor, Landing, 2 Bedrooms, Jack and Jill Style Bathroom accessed from the landing and Bedroom 1, Second Floor, Landing, Bedroom and a Shower Room. Externally there is a front forecourt and rear garden. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is advised.

End Link House

Living Room

Kitchen / Dining Room

Bathroom & Shower Room

No Chain Involved

Arranged over 3 Floors

Viewing Advised

EPC Rating: B



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Entrance Vestibule

leading to:

Living Room

11'5" x 11'8"

The Living Room has a double glazed window to the front elevation, radiator, laminate floor, stairs to the first floor, storage cupboard

WC

Low level wc,,wash hand basing with mixer tap and tiled splashback, radiator

Kitchen / Dining Room

14'6" x 9'4"

The Kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, gas hob with extractor over, double glazed window double glazed French doors to the garden, integrated microwave, electric oven, integrated fridge, freezer, plumbed for washing machine, radiator

First Floor

Landing, double glazed window, radiator, storage cupboard

Bathroom

White suite comprising low level wc, pedestal wash hand basin with mixer tap and tile splashback, double glazed window, chrome towel radiator, bath with mixer tap and shower attachment,

Jack and Jill style with access to Bedroom One

Bedroom One

11'3" x 8'3"

Double glazed window, radiator, access to the bathroom

Bedroom Two

12'2" x 8'3"

Front facing, double glazed window, radiator

Second Floor

Landing, storage, cupboard

Bedroom Three

11'10" x 7'9"

T-fall roof in part, radiator, two Velux style windows

Shower Room

White suite comprising low level wc, pedestal wash hand basin with mixer tap, t-fall roof in part, Velux style window. chrome towel radiator, shower cubicle, extractor

External

Externally there is a front forecourt and rear garden.

COUNCIL TAX

The Council Tax Band is Band C

TENURE

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

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.

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

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