



MICHAEL HODGSON

estate agents & chartered surveyors



CORNTHWAITE DRIVE, SUNDERLAND
£275,000

This impressive 4 bed extended semi detached house will not fail to impress all who view situated on Cornthwaite Drive in Whitburn being within walking distance of shops, schools and amenities as well as the sea front and its wonderful beaches and coastline. The property is a true credit to the current owners and should be viewed to be fully appreciated. The generous living space briefly comprises of: Entrance Hall, Living Room / Dining Room, Kitchen, Study / Store Area, Ground Floor Bedroom 1 with En Suite and to the First Floor, 3 Bedrooms and a Bathroom. Externally there is a front lawned garden and to the rear and side a paved patio area and lawn. Viewing of this superb home is highly recommended.

Semi Detached House

4 Bedrooms

Kitchen

Viewing Advised

Extended

Living / Dining Room

Bathroom & En Suite

EPC Rating: TBC



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Entrance Hall

The entrance hall has a LVT floor, leading to

Living Room / Dining Room

23'1" max x 18'6" max

A superb open plan living / dining room having a vaulted ceiling in part with two velux style windows, laminate floor, under floor heating to dining area, double glazed window, double glazed French doors to the garden, a superb fitted media style wall with fitted shelving and storage cupboards.

Kitchen

8'3" x 19'6"

The kitchen has a range of floor units, stainless steel sink and drainer with mixer tap, cupboard with wall mounted gas boiler, door to the rear garden, double glazed window, LVT flooring

Bedroom 1

9'8" x 13'1"

Ground floor bedroom having a double glazed window, radiator, LVT flooring, range of fitted wardrobes

En Suite

White suite comprising low level WC, towel radiator, shower cubicle with rainfall shower head and additional shower head, double glazed window, wash hand basin with mixer tap set on a vanity unit, recess spot lighting, extractor

Study / Storage Room

4'10" x 10'4"

Double glazed window, accessed from the living room/ dining room.

First Floor

Landing, loft access, double glazed window, radiator

Bathroom

White suite comprising low level WC, wall hung wash basin with mixer tap, bath with mixer tap with rainfall shower over and additional

shower attachment, extractor, recess spot lighting, tiled walls and floor

Bedroom 2

14'10" x 8'5"

Two double glazed windows, range of fitted wardrobes

Bedroom 3

8'5" x 7'7"

Double glazed window, radiator

Bedroom 4

8'9" x 8'9" 13'1"

Double glazed window, radiator

External

Externally there is a front lawned garden and to the rear and side a paved patio area and lawn.

COUNCIL TAX

The Council Tax Band is Band B

TENURE

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

FREE VALUATIONS

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