



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



# CORNTHWAITE DRIVE, SUNDERLAND

## £275,000

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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

### Bedrom 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

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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