



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



SANDY CHARE, SUNDERLAND

£229,950

An exciting and rare to the market property situated on Sandy Chare in a prime location within Whitburn Village just off Front Street offering a highly regarded and much south after location in Whitburn Village and its many bars, restaurants, cafes and amenities as well as being within walking distance of Whitburn and Seaburn sea front and its stunning coastline and award winning beaches. The property itself offers a unique space arranged over two floors that must be viewed to be fully appreciated briefly comprising of: Entrance Vestibule / Hallway, Living Room, Sitting / Dining Room or 3rd Bedroom if needed and to the First Floor, Landing, 2 Bedrooms and a Bathroom, There is a small rear courtyard with storage cupboard. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is advised to fully appreciate the home and location on offer.

Cottage / House	Mid Terraced
2 or 3 Bedrooms	Living Room
Dining / Sitting Room or 3rd Bedroom	Kitchen
No Chain Involved	EPC Rating: E



SANDY CHARE, SUNDERLAND

£229,950

Entrance Vestibule / Hallway

The entrance vestibule / Hallway has a double glazed window, cloaks /storage area, stairs to the first floor, storage cupboard, radiator, leading to:

Living Room

17'3" x 14'4"

The living room has three windows to the front elevation with secondary glazing and window to the side elevation with secondary glazing, radiator, open beams to the ceiling.

Sitting Room / Dining Room or 3rd Bedroom

15'9" x 15'8"

A versatile reception room that could be used as a reception room or 3rd Bedroom is needed having three windows to the front elevation with secondary glazing, radiator.

Kitchen

9'9" x 11'6"

The kitchen has a range of floor and wall units, tiled splashback, electric oven, gas hob with extractor over, radiator, wall mounted gas central heating boiler, two double glazed windows, integrated fridge / freezer, door leading to a small courtyard with storage cupboard.

Bedroom 1

16'1" x 8'0"

Double glazed window, radiator.

Bedroom 2

9'10" x 11'1"

Two double glazed windows, radiator.

Bathroom

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity, bathroom, part tiled walls, radiator, double glazed window, storage cubicle with tiled splashback, extractor.

TENURE

We are advised by the Vendors that the property is Freehold with an element of a flying freehold. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX

The Council Tax Band is Band D.

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

