



MICHAEL HODGSON

estate agents & chartered surveyors

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WHITBURN ROAD, SUNDERLAND £650,000

This immaculately presented 4 bed extended double fronted detached house is situated on Whitburn Road in Cleadon Village and is likely to appeal to a wide variety of purchaser who will not fail to be impressed. Cleadon offers an array of shops, restaurants and amenities all within walking distance in addition to being within easy reach of East Boldon Metro Station for commuting to both Sunderland and Newcastle. The property itself offers lovely family living space that provides generous yet versatile accommodation briefly comprising of: Entrance Porch, Inner Hall, Living Room, Dining Room, Kitchen / Breakfast Room, Sun Room, Utility, WC and to the First Floor, Landing, 4 Bedrooms, 2 En Suites and a Family Bathroom. Externally the property is set on a generous plot having a gated front driveway that leads to the side of the house and the garage, mature gardens and lawn to the front elevation and to the rear a paved patio area in addition to access to the garage. Viewing of this lovely home is highly recommended to fully appreciate the space, home and location on offer.

- | | |
|------------------------|------------------------|
| Detached House | 4 Bedrooms |
| Living Room | Dining Room & Sun Room |
| Bathroom & 2 En Suites | Garage & Gardens |
| Viewing Advised | EPC Rating: D |



WHITBURN ROAD, SUNDERLAND

£650,000

Entrance Porch
Tiled floor, leading to the inner hallway

Inner Hall
Radiator, tiled floor, stairs to the first floor

Living Room
14'0" x 16'5" to the bay
The living room has a bay window to the front elevation, cast iron radiator, feature fire with gas fire, up lighting

Dining Room
14'4" x 16'4" to the bay
The dining room has a bay window to the front elevation, cast iron fire, ornate feature fire

Kitchen / Breakfast Room
9'4" x 25'10"
The kitchen has a range of floor and wall units, granite worktops with splashback, range cooker with extractor over, with microwave oven, integrated coffee machine, dishwasher, tiled floor, stainless steel sink and mixer tap, breakfast bar, double glazed french door leading to the sun room, feature radiator

Sun Room
15'5" x 27'5"
A lovely light and airy room having bi folding doors opening to the rear garden, two double glazed window, reccessed spot lighting, double glazed lantern light.

Utility
Range of floor and wall units, plumbed for washer, tiled floor, storage cupboard with wall mounted gas central heated boiler

WC
White suite comprising of a low level WC, wash hand basin with mixer tap, radiator, tiled floor

First Floor
Landing, radiator

Bedroom 1
15'11" x 16'11"
A front facing master bedroom, full range of fitted wardrobes with matching dressing table

En Suite
Suite comprising of a wall hung wash hand basin with mixer tap sat on a vanity unit, tiled floor, wet room shower with rainfall style shower head and an additional shower attachment, recessed spot lighting, chrome towel radiator

Bedroom 2
13'11" x 12'10"
Front facing, two recessed wardrobes to two alcoves, radiator

Bedroom 3
9'6" x 9'11"
Rear facing, radiator

En Suite
White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, shower cubicle, chrome towel radiator

Bedroom 4
9'7" x 8'9"
Rear facing, radiator

Family Bathroom
Suite comprising of a low level WC, bidet, wash hand basin with mixer tap, jacuzzi bath with steps up access, recessed spot lighting, tiled floor

Garage
detached garage

Externally
Externally the property is set on a generous plot having a gated front driveway that leads to the side of the house and the garage, mature gardens and lawn to the front elevation and to the rear a paved patio area in addition to access to the garage.

COUNCIL TAX
The Council Tax Band is Band F

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

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

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