









This delightful three bedroom semi detached home which boasts splendid south facing gardens to the rear and a large drive to the front with off street parking for numerous cars is located within this well established residential development set within the heart of Whitburn village and offers spacious family sized living accommodation with space to extend if desired.

The property has a lovely open plan arrangement to the rear with an open plan dining room and kitchen and internally comprises a reception hall, lounge, conservatory, three first floor bedrooms and a family bathroom. Benefiting from gas central heating and UPVC double glazing, the property is walking distance from all the superb amenities Whitburn village has to offer and is particularly convenient for the clifftops and award winning Blue Flag beaches. Internal inspection is unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Reception Hall

Staircase, laminate flooring and radiator.

Lounge 12'2" x 11'3"



Living flame gas fire with marble effect feature surround, insert and hearth, UPVC double glazed window to front, laminate flooring, coved cornicing to ceiling, radiator.

Kitchen



Base and eye level units with granite coloured working surfaces incorporating a single drainer sink unit with pedestal mixer tap, integrated appliances include a gas hob and electric oven whilst there is space for an automatic washing machine and under bench fridge together with additional space for a fridge freezer. Wall and floor tiles, UPVC double glazed window, open plan to

Dining Room/Living Room 11'6" x 10'4"



Radiator, tiled floor, UPVC double glazed doors leading out into

Conservatory 12'4" x 9'6"



Ceramic tiled floor, radiator and French doors leading out into south facing mature gardens.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing

Access point to floored loft via pull down ladder with lights and sockets.

Bedroom 1 (front) 11'6" x 9'11"



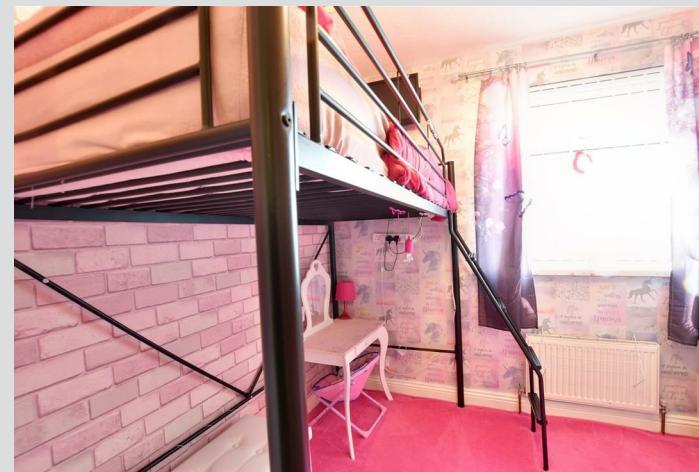
UPVC double glazed window, radiator.

Bedroom 2 11'1" x 11'1"



UPVC double glazed window, radiator.

Bedroom 3 (front) 8'9" x 8'4"



UPVC double glazed window, radiator, bulk head cupboard housing wall mounted gas combination boiler serving hot water and radiators.

Family Bathroom



Low level WC, pedestal washbasin, panel bath with overhead shower mixer tap - white suite with wall tiles, UPVC double glazed window, radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



Large block paved drive to front providing off street parking for numerous cars. Wonderful enclosed south facing gardens to the rear with delightful lawns, decked seating area and timber shed, two external stores both with power, one of which has the added bonus of an electric car charging point.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band A and the Local Authority is South Tyneside Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose.

The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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.

Important Notice Part 2

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.

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. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter

Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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