









Occupying a desirable head of cul-de-sac position and on a substantial corner plot with a gorgeous open aspect to the rear overlooking farmland, this popular style three bedroom Dutch style semi detached home offers the perfect opportunity those those families searching for a home in this sought after village and with enormous potential to extend.

Available with no upward chain, the property is well presented throughout but would benefit from a little updating. Accommodation includes entrance porch, hall, lounge, dining room, sun room, three first floor bedrooms and a shower room whilst externally there are gardens to the front and ample space to the side which would allow for a double garage if desired (subject to the appropriate planning approval). Benefiting from gas central heating and UPVC double glazing, the property is situated in a very quiet spot but within easy walking distance of Whitburn Village and its outstanding amenities including boutique shops, pubs and cafes, whilst Whitburn Academy is also close to hand. Ideal for Sunderland's magnificent coastline, the property is well suited for those commuting to the wider North East region.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch

Double glazed windows and inner door leading through to

Hallway



Staircase to first floor and radiator.

Lounge 15'5" x 11'4"



Double glazed bay window to front, radiator and fireplace with living flame effect gas fire.

Dining Room 10'0" x 9'4"



Double glazed window to rear with views over the garden and open fields beyond, radiator.

Kitchen 8'7" x 9'3"



Modern wall and base units with work surfaces over incorporating a sink and drainer unit, space for cooker, fridge and washing machine, two double glazed windows to side, radiator, tiled walls.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Sun Room 8'10" x 6'11"



Double glazed windows looking over the garden and open field beyond, double glazed door to garden and wall mounted boiler.

First Floor Landing

Double glazed window to side.

Bedroom 1 9'1" not including fitted robes x 12'4" maximum



Double glazed window to front, radiator and fitted wardrobes.

Bedroom 2 9'0" x 10'5" maximum including fitted robes



Double glazed window to rear with far reaching views over the garden and open fields beyond, radiator and fitted wardrobes.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bedroom 3 7'5" x 8'5" maximum including built in bedroom furniture



Double glazed window to side, radiator and fitted bedroom furniture including a bed, wardrobes and shelving units.

Bathroom



Modern suite comprising of a pedestal washbasin and walk in shower cubicle, tiled walls and double glazed window.

Separate WC

Fitted with a WC, tiled walls and double glazed window.

Outside



Garden to the front, shared driveway and a generous garden to the rear laid mainly to lawn.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band C 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

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

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

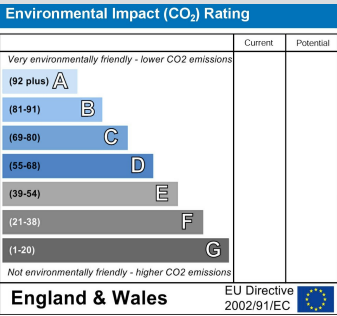
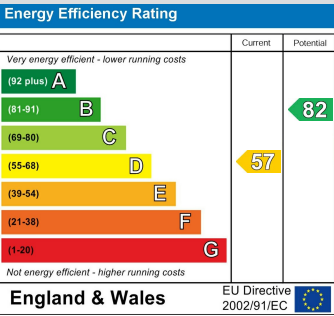
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

