









For Sale by Modern Method of Auction; Starting Bid Price £130,000 plus reservation Fee. This three bedroom semi-detached home occupies a superb generous plot and enjoys wonderful sea views to the front. The property would benefit from general updating and modernisation, providing fantastic potential for the new owner. Internally the accommodation includes an entrance porch, hall with staircase to the first floor, lounge, dining room, kitchen and outhouse whilst to the first floor there are three bedrooms and a shower room/wc. Externally there is a driveway to the front and there are delightful gardens to the front, side and rear. Benefits include gas central heating to radiators and double glazed windows. Situated within the sought after village of Whitburn the property is well placed local amenities, shops and well-regarded schools as well as the coastline. Available with no upper chain involved, early viewing is highly recommended. SELLER OCCUPYING PART OF GARDEN - SOLICITOR IS FINALISING TRANSFER INTO THEIR NAME

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Entrance Porch

Double glazed windows and double glazed inner door to

## Hallway



Radiator, double glazed window to side, staircase to first floor.

## Lounge 14'0" x 10'6"



Double glazed window to front with views towards the sea, radiator, feature fireplace and door to dining room.

## Dining Room 12'2" x 10'8" into alcoves



Double glazed window to rear and a radiator.

## Kitchen 12'3" x 8'0"



Wall and base units with work surface over incorporating sink and drainer unit, space for cooker, fridge and washing machine, double glazed windows to side and rear, radiator, door to dining room, double glazed door to outhouse and wall mounted central heating boiler.

## Outhouse

Single glazed window, double glazed window and doors to both the front and rear.

## First Floor Landing

Double glazed window, built in cupboard.

## Bedroom 1 11'2" x 10'5"



Double glazed window providing superb sea views, radiator and built in cupboard.

## Bedroom 2 12'5" x 9'1"



Double glazed window to rear, radiator and built in cupboard.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 9'2" x 7'5"



Maximum measurements including stair head area, double glazed window to front providing superb sea views, radiator.

## Shower Room



Low level WC, pedestal washbasin and easy access

shower with mains shower, tiled walls, radiator and two double glazed windows.

## Outside



Driveway providing off street parking and the property enjoys superb gardens to the front, side and rear. incorporating lawn areas and mature planting.

## Council Tax Band

The Council Tax Band is Band A.

## Tenure Freehold

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

## 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](http://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.

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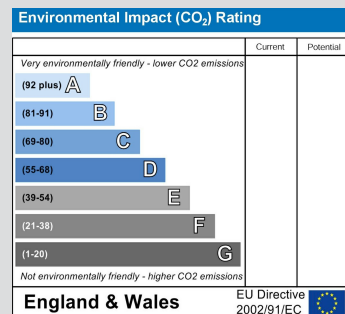
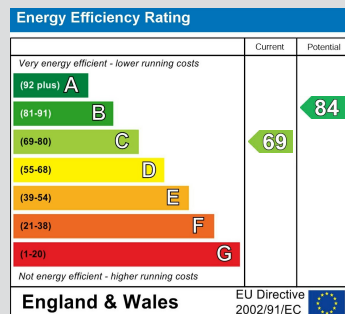
# MAIN ROOMS AND DIMENSIONS

## Auction Comments 1

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyers solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

## Auction Comments 2

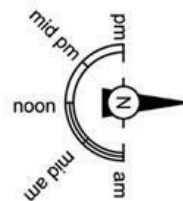
Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by The Great North Property Auction powered by iam-sold Ltd or iam-sold Ltd. TO VIEW OR MAKE A BID Contact Peter Heron Residential Sales & Lettings or visit: [www.peterheron.co.uk](http://www.peterheron.co.uk)



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Ground Floor  
Approximate Floor Area  
(50.44 sq.m)



First Floor  
Approximate Floor Area  
(42.42 sq.m)

1 Elm Drive