









This quietly situated and surprisingly spacious three bedroom mid terrace home positioned in a favourable village setting close to Whitburn Village Centre with its superb amenities and highly regarded Secondary School. The property is tastefully appointed throughout and the internally comprises entrance hall, lounge, dining room, kitchen, three bedrooms and a bathroom whilst it also benefits from double glazing and gas central heating. With a lovely town garden to the front and a large enclosed courtyard to the rear with secure off street parking, this delightful home is perfect for Sunderland's magnificent coastline and its award winning Blue Flag beaches and is also within easy reach of Sunderland City Centre, South Shields and Newcastle Upon Tyne. Internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Hall

Staircase to first floor, wood effect laminate flooring and single radiator.

Lounge 11'6" x 11'10"



Double glazed window to front, gas fireplace with feature surround, wood effect laminate flooring, opening through to

Dining Room 13'10" x 11'10"



Double glazed window to rear, wood effect laminate flooring and double radiator.

Kitchen 14'1" x 7'0"



Base and eye level units with working surfaces over incorporating sink and drainer unit, tiled splashbacks, integrated double oven and hob with extractor, integrated fridge freezer, wood effect flooring, two double glazed windows, door to rear courtyard.

Half Landing

Bathroom 13'11" x 7'0"



Low level WC, washbasin and corner bath with separate shower cubicle, double radiator, heated towel rail and double glazed windows.

First Floor Landing

Access to loft which has recently been fully boarded

Bedroom 1 12'11" x 9'3"



Double glazed window to front, single radiator and storage cupboard which houses the Potterton combi boiler.

Bedroom 2 9'3" x 12'10"



Double glazed window to rear and single radiator.

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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 12'10" x 6'0"



Double glazed window to front and single radiator.

Outside



Forecourt to front and spacious enclosed courtyard to the rear with timber gates providing off street parking.

Tenure Freehold

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

Council Tax Band

The Council Tax Band is Band B.

Important Notice

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. 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.

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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 £210.00 by Movewithus 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.

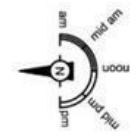
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<p><i>Vary energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
		66	82
<p><i>Vary environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
England & Wales		England & Wales	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	



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Ground Floor
Approximate Floor Area
(46.26 sq.m)



First Floor
Approximate Floor Area
(46.26 sq.m)