









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.

### 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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## 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 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

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## Sea Road Viewings

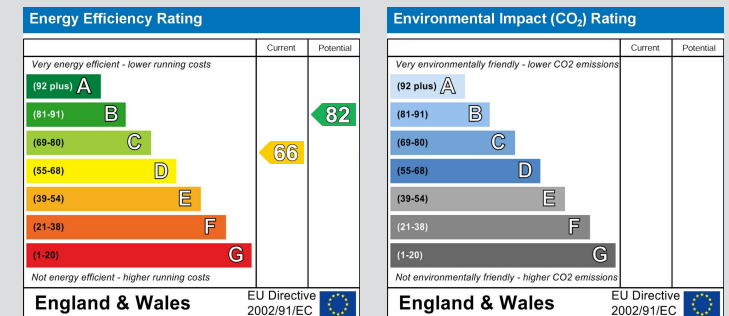
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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.



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Ground Floor  
Approximate Floor Area  
(46.26 sq.m)



First Floor  
Approximate Floor Area  
(46.26 sq.m)