















An attractive three bedroom, Dutch style semi detached home, occupying a superb cul-de-sac position within this sought after location. Internally the accommodation includes an entrance porch, hall with staircase to the first floor and a lounge with bay window that opens through to the dining room. Completing the ground floor is a fitted kitchen and a sun room that overlooks the rear garden. To the first floor there are three bedrooms and a modern shower room/wc. We have been informed by our clients that the property was rewired in the Summer of 2024 and certificates will support this & the boiler has recently been serviced, was installed in Spring 2023 and is still under warranty Externally there are delightful south west facing gardens, a single drive & shared driveway and a single garage with additional storeroom to rear. Ideally positioned within walking distance of Whitburn Village centre and Whitburn Academy, the property is set midway between South Shields and Sunderland. With no upper chain involved, early viewing is highly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Porch

Double glazed windows and inner door leading to hall.

## Hallway



Radiator and staircase to first floor with understairs storage cupboard.

## Lounge 15'3" x 11'4" into alcove



Double glazed bay window to front, radiator, feature fireplace and the room opens through into dining room.

## Dining Room 9'11" x 9'4"



Radiator and patio style door to sun room.

## Sun Room 14'10" x 7'6"



Double glazed French door to rear, double glazed windows overlooking the garden and a radiator.

## Kitchen 9'4" x 8'9"



Wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an electric oven, electric hob, space for fridge freezer and washing machine, two double glazed windows to the side, radiator and double glazed door to sun room.

## First Floor Landing



Double glazed window to side.

## Bedroom 1 12'4" x 10'4" max including fitted robes



Double glazed window to front, radiator and fitted mirror fronted sliding door wardrobes.

## Bedroom 2 8'11" x 10'4" max including fitted robes



Double glazed window to rear, radiator and fitted wardrobes with matching drawer units.

## Bedroom 3 8'5" x 7'5"



Maximum measurements taken including stair head area. Double glazed window to side and radiator.

Visit [www.peterheron.co.uk](http://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

## Shower Room



Modern suite comprising of a low level WC, washbasin and step in shower cubicle with mains shower, chrome ladder style radiator, tiled walls and two double glazed windows.

## Outside



To the front there is a garden, single drive & shared driveway leading down to a single garage with up and over door. There are attractive south west facing gardens to the rear with a greenhouse and store.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Freehold

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

## 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)

## 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.

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.

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.

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



Visit [www.peterheron.co.uk](http://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

