

Occupying an enviable position along the cliff tops of Whitburn and boasting magnificent sea views, this delightful 2 bedroom semi-detached home with generous gardens, is perfect for those searching for a coastal home. Comprising reception hall, living room, dining kitchen, 2 double sized bedrooms and a bathroom, the property benefits from gas central heating, UPVC double glazing and a drive for 2 cars at the front. Walking distance from Whitburn Village centre and within the catchment area for Whitburn academy, this superb home enjoys a central position set midway between Sunderland, South Shields and should prove to be very popular indeed. Immediate internal inspection is unreservedly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via a double glazed composite door to reception hall.

Reception Hall

With wood effect vinyl flooring, part glazed door to the living room.

Living Room 15'1" x 10'11"



With a decorative fireplace with Newminster style surround, granite hearth, coved cornicing to ceiling, UPVC double glazed windows to rear and side elevations, the latter boasting wonderful sea views, 2 x single radiator's.

Kitchen 9'9" x 10'4"



Contemporary style kitchen with an extensive range of base and eye level units with wood effect working surfaces and

marble effect splashbacks. Integrated appliances include an electric halogen hob, fan assisted electric oven, fridge freezer, microwave, overhead extractor hood. Space and plumbing provided for the inclusion of a washing machine. A cupboard discreetly conceals the wall mounted gas combination boiler serving hot water and radiators and an attractive additional section of the kitchen features fitted base and eye level units with plate racks, built in laundry bin and hanging space for coats etc... Another attractive feature of the kitchen is the impressive peninsular breakfast bar with seating for 2 people. UPVC double glazed windows take in wonderful uninterrupted sea views. A door provides access out into the rear gardens.

Bathroom



Low level WC, pedestal wash basin, shower bath with overhead shower and handheld riser together with a glass screen - attractive white suite with part tiled walls with UPVC lining, UPVC double glazed window to rear elevation, ladder design feature towel rail.

First Floor Landing

With access point to the loft.

Bedroom 1 Front Facing 10'9" x 11'3"



UPVC double glazed window taking in magnificent sea views to the north, east and south, single radiator, eaves storage cupboards.

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 2 Rear Facing 12'4" x 11'4"



UPVC double glazed window, single radiator, eaves storage cupboard.

Outside



Occupying a corner plot, the property has attractive gardens

to the front and side, boasting a southerly facing lawned garden with large planting area, perfect for vegetable plots together with a greenhouse and 2 timber sheds. A double gate provides access to secure off street parking for up to 2 cars.

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.

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.

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

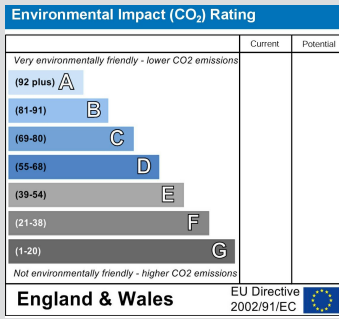
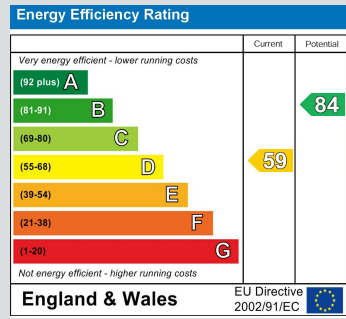
Ombudsman

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

MAIN ROOMS AND DIMENSIONS

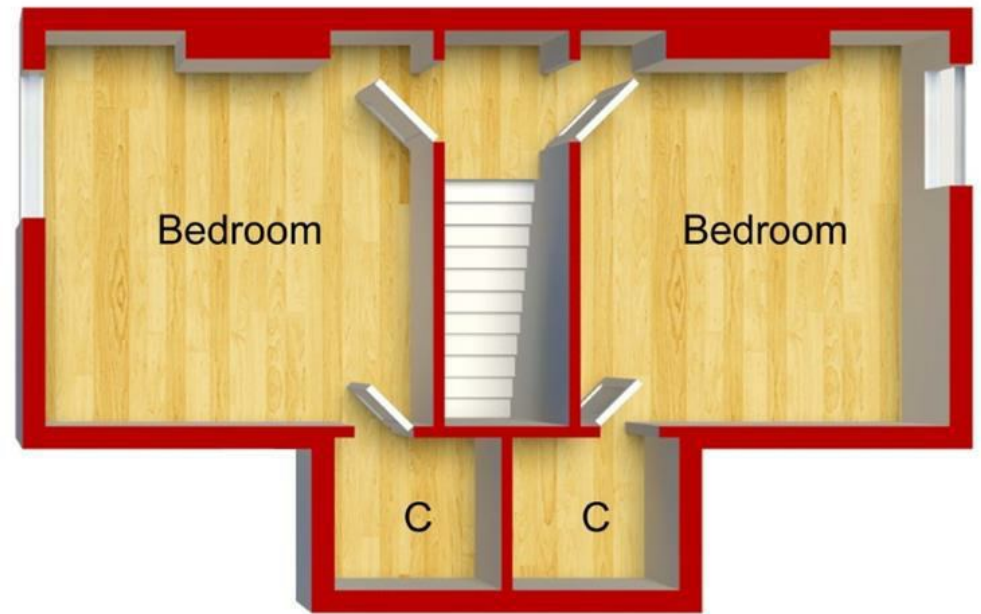


Visit www.peterheron.co.uk or call 0191 510 3323

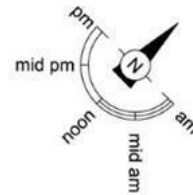
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor
Approximate Floor Area
(37.13 sq.m)



First Floor
Approximate Floor Area
(26.04 sq.m)



13 Fern Avenue