









A charming double fronted mid 19th Century home with a handsome stone façade boasting twin bay windows to the front elevation which in turn look out onto gorgeous enclosed south facing gardens; this spacious property offers a once in a generation opportunity to those discerning purchasers searching for a period style home in a highly regarded village situation.

The property boasts four bedrooms, three reception rooms and two bathrooms and has a large loft space with the potential for a conversion (subject to the appropriate planning approval) and externally offers additional gardens to the rear and a wider than average garage, together with the added bonus of off street parking; something of a rarity in this particular stretch of Front Street.

Occupying a fashionable position next to Whitburn Village Green and close to villages shops, cafe's and pubs, the property is walking distance from the brilliant amenities Whitburn has to offer, not forgetting outstanding clifftop walks, award winning Blue Flag beaches and superb schools nearby.

The perfect home for both families and those also house hunting for a second coastal home, the property is available with no upward chain and is sure to be the subject considerable interest. Internal inspection is therefore highly recommended to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via the main entrance door

### Entrance Vestibule



Inner part glazed door leading through to

### Lounge 30'4" x 17'2" into bay



This wonderful spacious room has two bay windows to the front with single glazed sash windows, coving to ceiling, fireplace.

### Dining Room 12'9" x 12'1"



Radiator, single glazed sash window to the rear and stable door to

### Kitchen 12'11" x 6'8"



Fitted with wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include electric oven, microwave and hob, space provided for the inclusion of a fridge freezer, single glazed window to the side looking into the garden and a door to garden.

### Inner Hall

Staircase leading up to the first floor.

### Study/Family Room 16'5" max into recess x 10'5"



This versatile room has a single glazed window to the rear and radiator.

### Shower Room



Fitted with low level WC, washbasin and step in shower with

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# MAIN ROOMS AND DIMENSIONS

mains shower, UPVC double glazed window, radiator, external door to garden and plumbing provided for a washing machine.

## Half Landing

Sash window to the rear.

## Separate WC

WC and timber framed double glazed sealed unit window.

## First Floor Landing



## Bedroom 1 14'8" x 8'8" max inc fitted robes plus 11'11" x 6'



This generously proportioned room has two sash windows to the front, two radiators, fitted wardrobes and stripped and varnished floorboards.

## Bedroom 2 16'2" x 11'9"



Single glazed sash window to front, radiator, coving to ceiling and stripped and varnished floorboards.

## Bedroom 3 12'1" x 10'9" not including recess



Two sash single glazed windows to rear, radiator and a fixed steps leading up to a partially floored out loft space.

## Bedroom 4 10'5" x 11'8"



Single glazed sash window to rear, radiator and stripped and varnished floorboards.

## Family Bathroom



Fitted with a period style suite incorporating a pedestal washbasin and free standing rolled top bath and step in shower cubicle with mains shower, tiled walls and floor, timber framed double glazed sealed unit window and a chrome ladder style central heating radiator.

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## Loft Space



## Garage 18'6" long x 16'0" width



Remote control electric main access door, benefiting power and lighting and door to the rear garden.

## Outside



To the front of the property there is a hedge providing privacy, lawned garden and planted borders, whilst to the rear there is a delightful garden with a lawned area, block paved patio, established planting and access to both the rear lane and GARAGE.

## Council Tax Band

We have been advised by our Clients this property is Council Tax Band F and the Local Authority is South Tyneside Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

## Tenure Freehold

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

## 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.

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# MAIN ROOMS AND DIMENSIONS

## 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

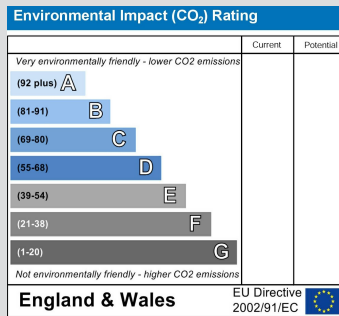
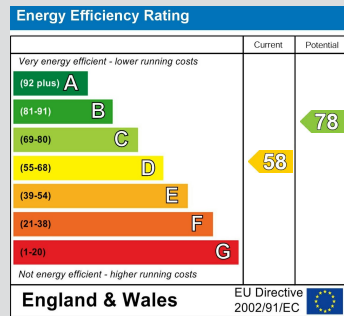
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

## Please Note

Please note: It is a sale by personal representatives, the named as personal representative on the Grant so the sellers will be 'The Co-operative Trust Corporation Limited of 1 Angel Square, Manchester, M60 0AG'.



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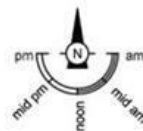
Ground Floor  
Approximate Floor Area  
(101.30 sq.m)



First Floor  
Approximate Floor Area  
(85.96 sq.m)



First Floor  
Approximate Floor Area  
(16.35 sq.m)



15 Front Street