









This popularly situated 3 bedroom bay window semi sitting within the well established South Bents Estate, set mid way between Whitburn and Seaburn, offers an exciting opportunity to families who wish to live in this wonderful coastal position, just a short stroll from the sea front and award winning blue flag beaches.

Available with no upward chain, the property internally offers accommodation comprising entrance vestibule, hallway, lounge, dining room, kitchen, 3 bedrooms and a bathroom and boasts west facing gardens to the rear.

Perfectly placed for a superb range of amenities including shopping facilities, good schools, restaurants, cafes and bars; this desirable home would benefit from some updating and modernising but is priced accordingly. Immediate internal inspection is highly recommended as considerable interest is expected.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via a UPVC entrance door to

### Entrance Vestibule

With double glazed windows to the front and a wooden door leading to

### Hallway

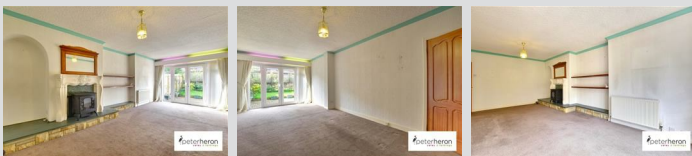
With stairs to the first floor with storage, doors to lounge, dining room and kitchen.

### Lounge 12'1" x 11'1" into alcove



Double glazed bay window to the front elevation, two radiators and a stone and oak fireplace with electric fire.

### Dining Room 21'1" x 12'1"



Spacious dining room with a impressive fireplace and gas fire, a radiator and double glazed French doors to the garden.

### Kitchen 16'1" x 13'5" max



Large kitchen with a range of wooden wall and base units with countertops over, incorporating a 1 1/2 bowl ceramic sink and drainer, integrated gas oven and hobs with overhead fan, space has been provided for the inclusion of a washing machine and a fridge freezer, tiled walls, radiator, storage cupboard, double glazed window to the rear and a door to the rear hall.

### Rear Hall

With door to separate wc, double glazed window and UPVC door to the garden.

### Seperate WC



### First Floor Landing

### Bedroom 1 14'0" x 12'0" into bay



Double glazed bay window to the front, two radiators and built in mirror fronted wardrobes and storage.

### Bedroom 2 13'8" x 12'1"



Double glazed box bay window to the front, radiator and built in storage.

### Bedroom 3/Study 7'10" x 6'9"



Double glazed window to the front and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Shower Room



Low level WC, hand wash basin, walk in waterfall shower, part tiled walls and a double glazed windows to the side and rear.

## Outside



Gardens to the front and rear with a shed, garage and driveway providing off street parking.

## Council Tax Band

The Council Tax Band is Band D

## Tenure Freehold

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

## 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:-

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## 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.

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## Sea Road Viewings

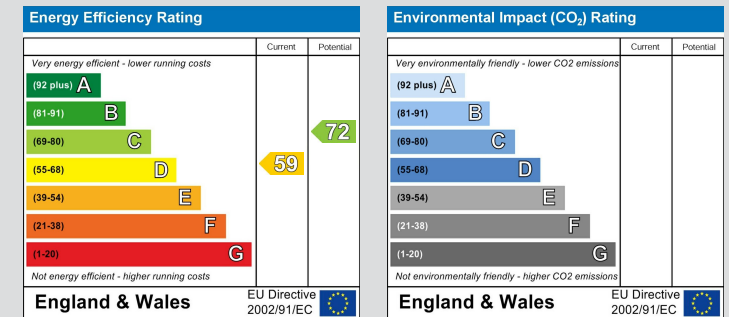
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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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