









Offering an enviable position backing onto Greenbelt and with breath taking sea views beyond, this popularly situated two bedroom semi detached house offers an excellent opportunity to those who would like to be in walking distance of Whitburn Village.

The property internally comprises a reception hall, living room, kitchen/diner, bathroom and two first floor bedrooms, one of which boasting superb views. Benefiting from gas central heating and UPVC double glazing, the property has gardens to the front with a large drive providing off street parking for numerous cars and features generous lawned gardens to the rear with a south westerly aspect.

Within close proximity of Whitburn Academy and all the local amenities in the village of Whitburn, the property offers a prominent situation close to the clifftops of Sunderlands beautiful Coastline and is also well placed for award winning Blue Flag beaches. Immediate internal inspection is unreservedly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Hallway

Staircase to first floor and double radiator.

### Lounge 15'7" into recess x 10'9"



Double glazed window to side, double radiator, electric fire with feature surround.

### Bathroom 5'6" x 7'0"



Low level WC, pedestal washbasin and panel bath with shower attachment - white suite, tiled walls and flooring, heated towel rail and double glazed window to front.

### Kitchen/Diner 10'5" x 9'9"



Contemporary wall and base units with working surfaces over incorporating sink and drainer, double radiator, wood effect flooring, double glazed window to rear, UPVC door to rear gardens.

### First Floor Landing

Storage cupboard.

### Bedroom 1 9'10" x 10'10"



Double glazed window, storage cupboard and single radiator.

### Bedroom 2 9'10" x 10'6"



Double glazed window with panoramic sea views, storage cupboard and single radiator.

### Outside



To the front of the property there is a lawned garden and driveway providing off street parking for numerous cars, side gate leading through to delightful spacious south facing lawned gardens with patio seating area.

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# MAIN ROOMS AND DIMENSIONS

## Panoramic Sea Views



### 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.

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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 Fawcett Street 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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