



It is not ~~we~~ we have no life  
but ~~we~~ we have in our life that matters





This popular style semi detached home sitting within a lovely garden plot offers the ideal living space for first time buyers and couples searching for a home along the clifftops of Whitburn village.

Finished to a superb standard throughout, the property internally offers accommodation comprising reception hall, living room, dining kitchen, two double size bedrooms and a bathroom whilst additional features of note include gas central heating, UPVC double glazed windows and well stocked gardens to the front and side together with a drive providing off street parking at the rear.

Walking distance of Whitburn village centre and Nature Reserve, the property is well placed for a superb range of amenities and can only be fully appreciated upon internal inspection.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

## Entrance Lobby

staircase to the first floor. Door to the lounge. Opening to the inner lobby.

## Hallway

Column radiator, sliding wooden door to the bathroom and opening into the kitchen.

## Lounge 10'11" x 14'0"



Double glazed window to the side, double glazed window to the front and radiator.

## Kitchen 10'4" x 9'8"



Fitted with modern wall and base units with work surface over incorporating a 1/2 bowl sink and drainer unit with mixer tap. Integrated oven and electric hob with extractor over. Space for a dishwasher, washing machine. Double glazed window to the side, column radiator and wall mounted Baxi boiler concealed by cupboard. Sliding wooden door to large storage cupboard providing space for fridge freezer. Double glazed door to garden.

## Bathroom 6'11" x 5'6"



Low level WC, washbasin and free standing roll top bath with over head shower, radiator, double glazed window, tiled floor and part tiled walls.

## First Floor Landing

## Bedroom 1 11'1" x 9'11"



Double glazed window to the side, radiator and storage cupboard.

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



Double glazed window to the side with sea views, radiator and storage cupboard.

## Outside



Well stocked gardens to the front and side together with a drive providing off street parking at the rear.

## 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.

## Important Notice - Particulars

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

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

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 £300.00 by Movewithus Ltd.

## 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

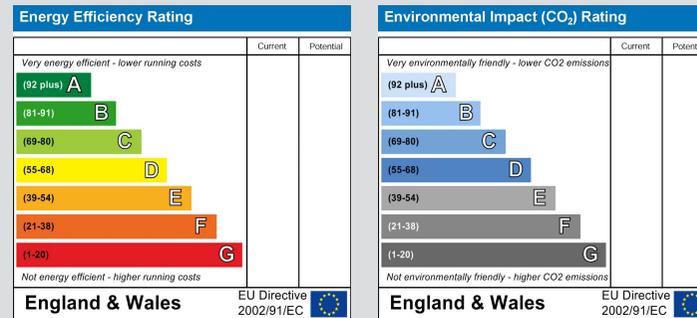
## Opening Times

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](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



Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

56 m<sup>2</sup>  
602 ft<sup>2</sup>

Reduced headroom

0.4 m<sup>2</sup>  
4 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

