









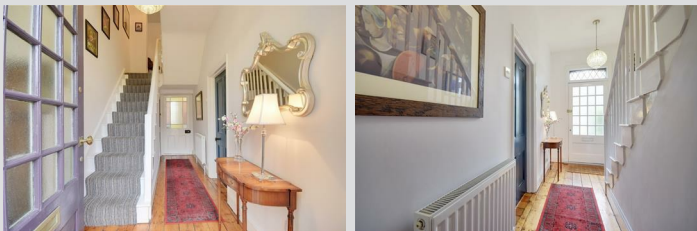
A charming mid terrace period home, situated in the heart of Whitburn Village, comprehensively upgraded and modernised by the current owners to a most impressive standard. The beautifully appointed interior has been sympathetically updated whilst retaining many attractive character features. Internally the accommodation includes a reception hall with staircase to the first floor and a lounge to the front with a striking, feature fireplace. There is a superb 17ft breakfasting kitchen to the rear, fitted with an excellent range of modern units, French doors to the rear courtyard and space for table and chairs and there is a useful utility, completing the ground floor accommodation. To the first floor there are three bedrooms and a fabulous family bathroom/wc. Externally there is a lawned garden to the front, a delightful, enclosed courtyard to the rear with gated access to an additional communal garden area. This ideal village location is perfect for local amenities, the nearby coastline and highly regarded schools including Whitburn Academy as well as providing transport connections to surrounding areas and major road connections to wider parts of the region. Viewing is essential to fully appreciate the location and quality of accommodation available.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Reception Hall



Radiator, stripped and varnished floor boards, staircase to first floor with understairs storage cupboard.

Lounge 15'1" x 14'4" into alcove



Single glazed sash window to front, radiator, stripped and varnished floor boards, marble period style fireplace with tiled insert and living flame effect gas fire, coving and a ceiling rose.

Breakfasting Kitchen 17'5" x 10'11"



Fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an oven,

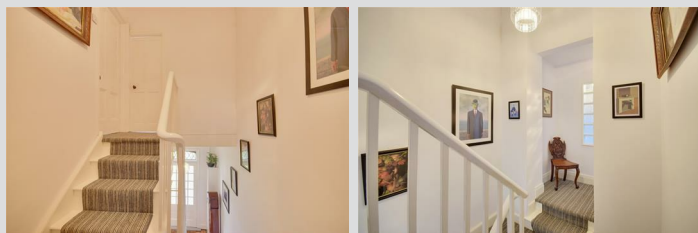
hob with extractor chimney over and fridge. Double glazed window to rear, double glazed French door to rear courtyard, radiator.

Utility 8'10" x 6'2"



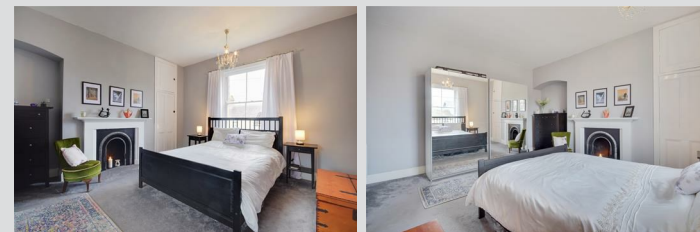
Fitted based unit with work surface over, space for fridge freezer and washing machine. Radiator, double glazed door to courtyard, double glazed window and wall mounted boiler.

First Floor Landing



Radiator.

Bedroom 1 15'0" x 13'1"



Single glazed sash window to front, radiator, built in cupboards and period style fireplace.

Bedroom 2 10'8" maximum x 7'8"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 6'8" x 6'5"



Single glazed sash window to front and radiator.

Family Bathroom



Low level WC, washbasin set into vanity unit and panel bath with mains shower over, chrome ladder style radiator and two double glazed windows.

Outside



There is a delightful lawned garden to the front whilst to the rear there is an attractive enclosed courtyard with gated access to an additional communal garden area.

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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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MAIN ROOMS AND DIMENSIONS



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Ground Floor
Approximate Floor Area
(53.04 sq.m)



First Floor
Approximate Floor Area
(47.94 sq.m)

