









Occupying a highly sought after position within the historic centre of Whitburn Village, well adorned with superb amenities including shops, restaurants and bars and with wonderful clifftop walks and stunning award winning Blue Flag beaches; this spacious top floor apartment overlooking the impressive mature grounds of Whitburn Hall offers a rare opportunity to those who require outstanding living accommodation accessible via a lift and with a stair free layout.. Featuring two double bedrooms, one of which has en-suite facilities and fitted wardrobes, a south facing living room overlooking the magnificent gardens, a well equipped fully integrated kitchen, delightful private south facing terraced seating area and modern shower room, this stunning home which offers a "turn key" living space, is generously proportioned and offers a flexible layout.

Accessed via a communal entrance and with lift access provided to all floors, the property has its own spacious garage with a remote control electric up and over door, together with ample shared parking facilities and has access to the most beautiful mature grounds which in turn look south over Whitburn Cricket Club.

Something quite special this wonderful home is sure to command a huge level of interest therefore immediate internal inspection is unreservedly recommended to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Reception Hall

Storage cupboard and phone entry system.

## Lounge 13'6" x 16'7"



South facing windows overlooking gardens, feature fireplace, radiator, door to

## Sun Lounge 19'11" x 5'11"



Tiled floor and attractive views over Whitburn Hall grounds and Whitburn Cricket Club beyond.

## Breakfasting Kitchen 10'5" x 12'4" maximum



Comprehensive range of modern base and eye level units with granite work surfaces and upstands incorporating sink unit, induction hob, electric oven with built in microwave, under bench fridge and freezer, integrated dishwasher, integrated washer/dryer, fitted television, breakfast bar, worktop lighting, tiled splashbacks, plinth heater.

## Master Bedroom 11'8" x 16'4"



Window and radiator.

## En-Suite Shower Room



Low level WC with concealed cistern, washbasin vanity unit and panel bath - attractive white suite with illuminated mirror, wall and floor tiles.

## Bedroom 2 10'6" x 9'8"



Window and radiator.

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Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

## Shower Room



Low level WC with concealed cistern, washbasin vanity unit, large corner shower cubicle - attractive white suite with wall and floor tiles, illuminated mirror, radiator.

## Outside



Attractive mature ground with extensive lawns, trees and shrubs, ample shared parking facilities, good sized GARAGE with remote control electric up and over door.

### 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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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.

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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.

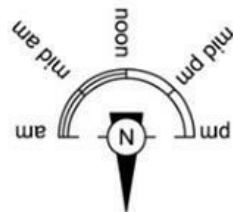
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		
Very energy efficient - lower running costs				
(92 plus) A			(92 plus) A	
(81-91) B			(81-91) B	
(69-80) C			(69-80) C	
(55-68) D			(55-68) D	
(39-54) E			(39-54) E	
(21-38) F			(21-38) F	
(1-20) G			(1-20) G	
Not energy efficient - higher running costs				
England & Wales		EU Directive 2002/91/EC	England & Wales	
	71	76		



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Approximate Floor Area  
(102.23 sq.m)



23 Whitburn Hall