









This beautifully presented three bedroom semi detached home is situated in the sought after coastal village of Whitburn and is ideally placed for a range of amenities, close to excellent schools and boasting excellent transport links to Sunderland City centre and wider road networks. Available immediately on an unfurnished basis, the property comprises entrance porch, hall, lounge, kitchen/diner, three bedrooms and a bathroom. Externally there is a block paved drive to the front and lawned garden to the rear. Available Mid January 2026.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Porch

UPVC double glazed windows and inner door leading into hall.

### Entrance Hall



Stairs to first floor, radiator and wood effect laminate flooring.

### Lounge 11'2" x 12'5"



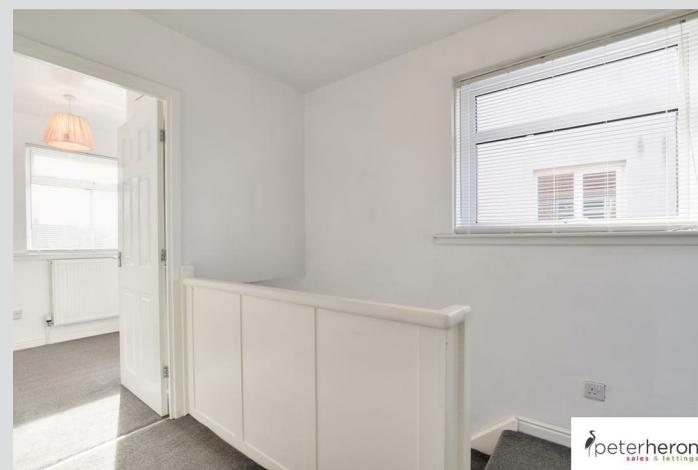
UPVC double glazed window, radiator, wood effect laminate flooring and the room opens into kitchen/diner.

### Kitchen/Diner 11'3" x 18'11"



Base and eye level units with work surfaces over incorporating sink and drainer unit, tiled splashbacks, integrated oven and hob with extractor, wood effect laminate flooring, radiator, wall mounted Ideal combi boiler, UPVC double glazed windows and French door leading out into rear garden.

### First Floor Landing



Double glazed window and access to loft.

### Bedroom 1 12'4" x 11'3"



Double glazed window and radiator.

### Bedroom 2 11'7" x 9'10"



Double glazed window and radiator.

Tried. Trusted. Recommended.

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

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 8'9" x 8'3"



UPVC double glazed window, storage cupboard and radiator.

## Bathroom



Low level WC, washbasin vanity unit with cupboards and drawers, and panel bath with overhead shower, heated towel rail and double glazed window.

## Outside



Block paved driveway to the front and garden to the rear.

### Council Tax Band

The Council Tax Band is Band A.

### Move In Costs

Before moving in you will need to pay one month's rent and a bond equal to a month's rent.

### Lettings Important Notice

We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

### Lettings Viewing

To arrange an appointment to view this property please complete an online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## 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	71	84
(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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