









Occupying a highly sought after position close to Whitburn Village, this popular style 3 bedroom semi-detached home with breath taking views of the Coast and Whitburn Mill offers a rare opportunity to those first time buyers and families who wish to live within this highly sought after street. The property internally has accommodation comprising reception hall, lounge, dining room, kitchen, utility, 3 first floor bedrooms and a bathroom and boasts large gardens to the rear and a generous drive to the front. Benefitting from gas central heating and UPVC double glazing, the property is walking distance from Whitburn Academy and is ideal for the coast with it's Award Winning Blue Flag beaches and cliff tops from where you can enjoy wonderful coastal walks down to Roker and up to South Shields. Internal inspection comes highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door into entrance porch.

Entrance porch

Attractive tiled flooring and UPVC double glazed door to reception hall.

Reception Hall



With wood effect laminate flooring, understairs storage cupboard and double radiator.

Lounge 11'2" x 12'6"



UPVC double glazed window to front elevation taking in uninterrupted direct view of Windmill and distant coastal views. Gas fire with attractive feature surround insert and hearth, double radiator, wood effect laminate flooring - open plan to dining room.

Dining Room 11'7" x 10'7"



Wood effect laminate flooring, double radiator, UPVC double glazed sliding patio doors leading directly out into spacious mature rear gardens.

Kitchen 7'10" x 11'2"



Base and eye level units with stone coloured working surfaces incorporating a single drainer, one-and-a-half bowl stainless steel sink unit with pedestal mixer taps. Space for gas cooker, plumbing for slimline dishwasher, plumbing for automatic washing machine, tiled splashbacks, tiled floor, space for under bench fridge and freezer, integrated wine rack, fitted shelving, double radiator, UPVC double glazed window overlooking gardens to the rear and Georgian design door to utility.

Utility 9'7" x 10'5"

Door to front and rear, wall mounted gas combination boiler serving hot water and radiators and tiled flooring.

First Floor landing

Access point to loft via sliding aluminum ladder and UPVC double glazed window to side elevation

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 (Front Facing) 11'8" x 12'4"



UPVC double glazed window to front with wonderful views of the coast and Windmill and a single radiator.

Bedroom 2 (Rear Facing) 11'1" x 12'4"



UPVC double glazed window to rear elevation overlooking gardens and a single radiator.

Bedroom 3 (Front Facing) 8'3" x 8'7"



UPVC double glazed window to front with views of Windmill and coast, single radiator and bulkhead cupboard.

Bathroom



Low level WC, pedestal wash basin and panelled bath with

overhead electric shower - white suite with wall and floor tiles, UPVC double glazed window to rear elevation and ladder design heated towel rail.

Outside



Driveway to front with off street parking, enclosed mature gardens to the rear featuring a lawned area with patio seating areas located around the property capturing the sunshine all day long whilst there is also a timber shed and well established borders.

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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MAIN ROOMS AND DIMENSIONS

Important Notice Part 2

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Sea Road Viewings

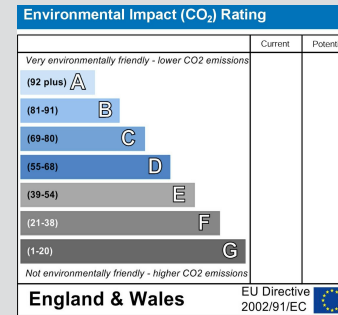
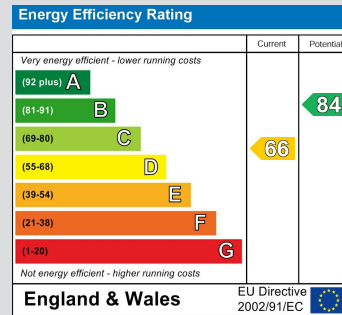
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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