













Early viewing is recommended of this beautifully presented two bedroom mid terraced property. The well appointed accommodation is arranged over two floors and comprises:- Entrance hall, lounge, dining kitchen, two bedrooms and bathroom all benefitting for UPVC double glazing and gas central heating. Property is situated in the sought after village of Whitburn is ideally located for all amenities, close to good schools, boasts excellent transport links to Sunderland City Centre and local road networks. Early viewing is a must. Available August 2022.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via an entrance door into the lobby.

## Lobby

Staircase to first floor and a radiator.

## Living Room 11'11" x 13'1"



Double glazed bay window to the front, radiator and coved cornicing to the ceiling.

## Hallway

Under stairs storage cupboard and door to the bathroom.

## Bathroom



Fit with low level WC, sink set into vanity unit, panelled bath with shower head over, glazed window to the rear, heated towel rail and wood effect flooring.

## Kitchen 9'10" x 9'6"



Fit with base and eye level units with work surfaces over incorporating a sink and drainer unit and integrated appliances include an oven and hob with extractor over. There's a double glazed window to the rear, coved cornicing to the ceiling, wood effect laminate flooring, radiator and door to the rear garden.

## First Floor Landing

With a single radiator, access to the loft via a ceiling hatch, boiler store with storage space and a glazed window.

# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 13'1" x 10'9"



2 x glazed windows to the front, radiator and a storage cupboard.

## Bedroom 2 10'0" x 9'7"



Radiator and a glazed window to the rear.

## Outside



There is a lawned garden to the front whilst to the rear there is a courtyard area with storage shed and gated access leading to the front of the property.

## 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 months 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

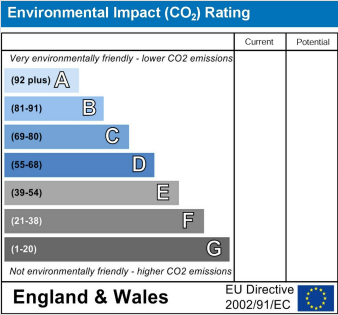
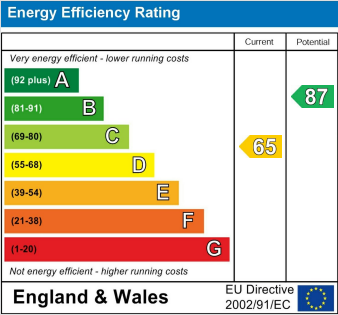
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6118 or book viewing online at peterheron.co.uk

## 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

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