

Nicholas Ave



Newark Dr

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J & J a Sample



BUILDING PLOT ON CLIFFTOP LOCATION WITH PANORAMIC SEA VIEWS! Once in a generation opportunity to purchase this plot of land which currently has a 3/4 bedroom detached dormer bungalow sitting within the site, however, subject to the appropriate planning approval, could be demolished and a new dwelling built in its place. The plot itself enjoys a highly sought after position on the well established "Nicholas Avenue Estate" set upon the clifftops of Whitburn and enjoys a southerly position with magnificent coastal and beach views and offers immediate gated access onto the cliff top and blue flag beaches beyond. Whitburn Village is ideally placed for nearby miles of beautiful coastline, as well as having easy access to major road links for commuting to Sunderland, Newcastle upon Tyne and the remainder of the region. Available with immediate vacant possession and no upward chain.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Entrance Portico

Glazed door to

Hall

Turned staircase, understairs storage cupboard, double radiator, built in cupboard.

Lounge 15'4" x 12'11"



UPVC double glazed windows taking in uninterrupted sea views, open plan to

Dining Room 10'0" x 10'9"



UPVC double glazed windows to side and rear aspects, double aspects.

Kitchen 10'9" x 9'11"

Base and eye level units with granite coloured working surfaces, single drainer stainless steel sink unit, gas hob, split level electric oven and microwave, space for fridge freezer, UPVC double glazed windows to rear, tiled splashbacks, part glazed door to

Side Lobby

Brick storage and access to garage. Plumbing for washing machine, UPVC double glazed door leading out into rear gardens.

Bedroom 1 (rear) 12'11" x 12'11"



UPVC double glazed window to rear elevation taking in magnificent coastal views, built in wardrobes with mirror fronted doors.

Bedroom 2 (front) 10'0" x 12'11"



Built in wardrobes with sliding mirror fronted doors, UPVC double glazed window to front elevation overlooking gardens, single radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, pedestal washbasin and bath with overhead shower - coloured suite with tiled walls and tiled floor.

Separate WC

First Floor Landing

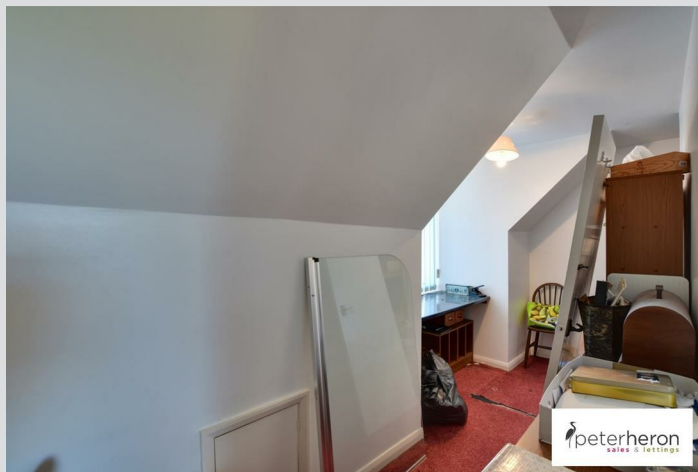
Built in cupboard housing gas combination boiler serving hot water and radiators.

Bedroom 3 15'5" x 17'1"



UPVC double glazed window to rear elevation taking in sea views, single radiator.

Study 15'5" x 6'10"



Into dormer window with UPVC double glazed window.

Loft Storage Space 12'11" x 15'5"

garage 5.65 x 2.69 up and over door, access to side lobby.

Outside



Landscaped gardens to the front with a driveway providing access to garage, spacious landscaped gardens to the rear with various patio seating areas and interrupted coastal views.

Garage

Up and over access door and internal door to side lobby.

Magnificent Sea Views



Property Location



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

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

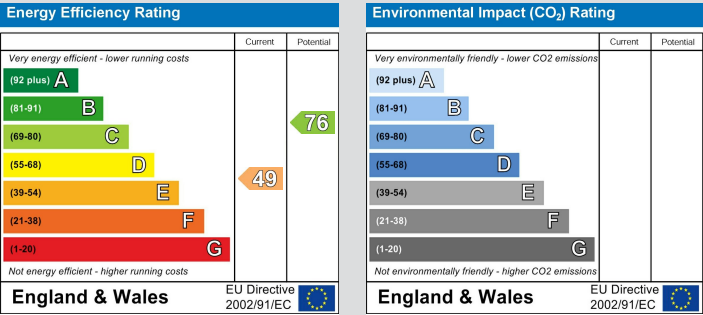
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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