









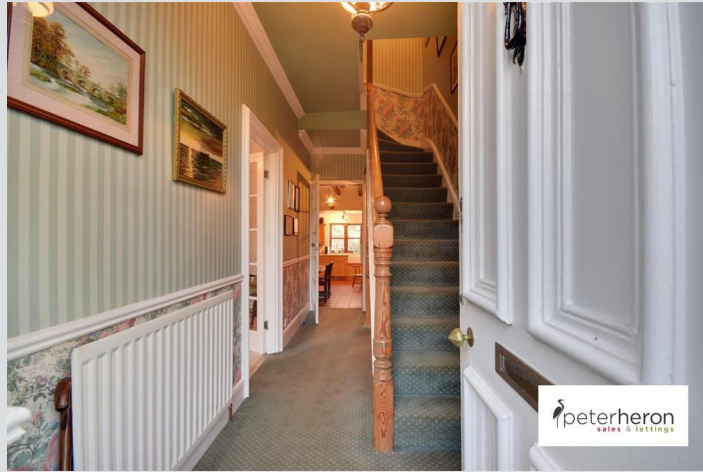
A charming, mid terrace period home with a delightful rear garden enjoying an enviable position in Whitburn Village, overlooking the village green to the front and with views to the rear towards Whitburn Parish Church. Internally the attractive accommodation has a great deal of character and includes a reception hall with impressive staircase to the first floor, superb lounge to the front and a spacious kitchen diner to the rear with access out to the rear garden. To the first floor there is a generous landing area, two bedrooms and a shower room/wc with useful built in laundry cupboard. Externally there is a pleasant garden to the front and to the rear, a mature garden laid mainly to lawn with a patio and established planting. This picturesque location affords the delights of an appealing village situation, yet is ideally placed for many local amenities, shops and schools, the nearby coastline and excellent transport connections to wider parts of the region. With no upper chain involved, viewing is highly recommended to appreciate the location, character and potential this wonderful home has to offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via a timber entrance door to

### Reception Hall



An impressive staircase to the first floor, a radiator and door connecting off to both the lounge and kitchen/diner.

### Lounge 14'5" x 10'5"



This attractive room has two single glazed sash windows to the front with secondary glazing, fireplace with living flame effect gas fire.

### Kitchen/Diner 19'4" x 9'9"



The kitchen is fitted with wall and base units with work surface over incorporating a Belfast sink unit, integrated appliances include a fridge freezer, space for a cooker, timber framed double glazed sealed unit window to the rear, part glazed to the rear, tiled floor, radiator and exposed beams to the ceiling.

### First Floor Landing



Spacious landing with a radiator and doors connecting off to the two bedrooms and shower room.

### Bedroom 1 13'8" maximum x 10'11"



Two timber framed single glazed sash windows to the front providing views over the Village Green, radiator and decorative fireplace.

### Bedroom 2 7'1" x 5'9"



Timber framed single glazed sash window to the front providing views out over the Village Green, secondary glazing and radiator.

### Shower Room



Low level WC, pedestal washbasin and step in shower cubicle with mains shower, timber framed double glazed sealed unit window, radiator, part tiled walls and a useful built in laundry cupboard providing space for washing machine, wall mounted boiler and additional storage.

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# MAIN ROOMS AND DIMENSIONS

## Outside



To the front of the property there is a pleasant garden mainly paved with mature planting whilst to the rear there is a lawned garden with patio, established planting and gated access to the rear.

### Please Note

Please note we have been advised by our clients that the neighbouring property has a right of access to put their bin out once a week. We have been advised this access is not currently being used as bins are kept at the front of the property.

### Council Tax Band

The Council Tax Band is Band C.

### 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.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

### Sea Road Viewings

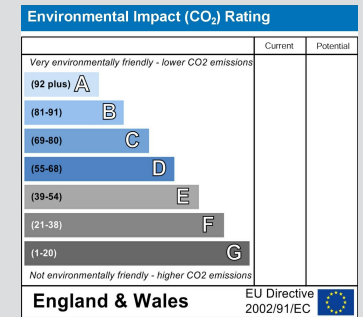
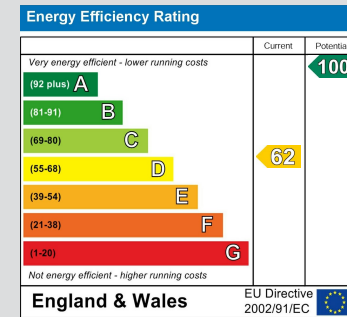
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

### Opening Times

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

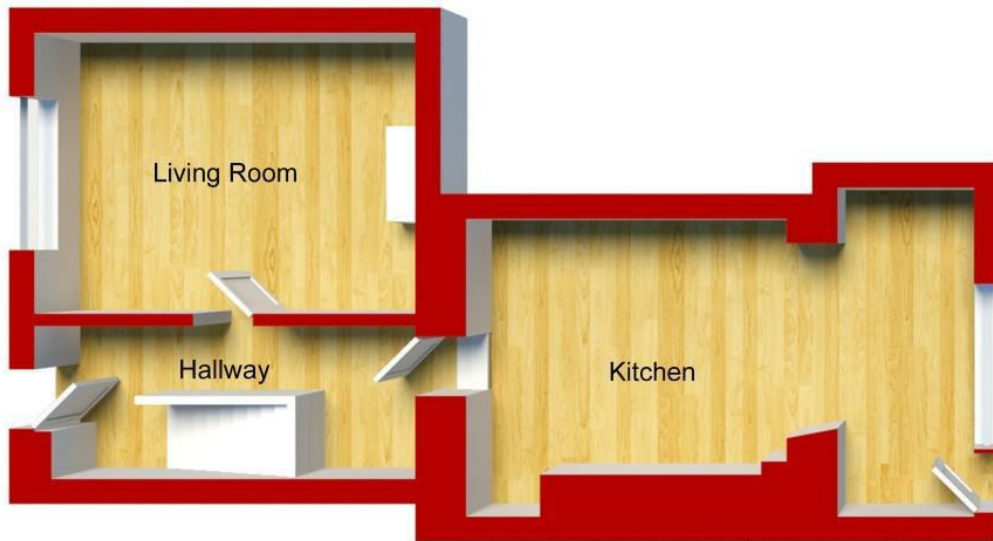
### Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

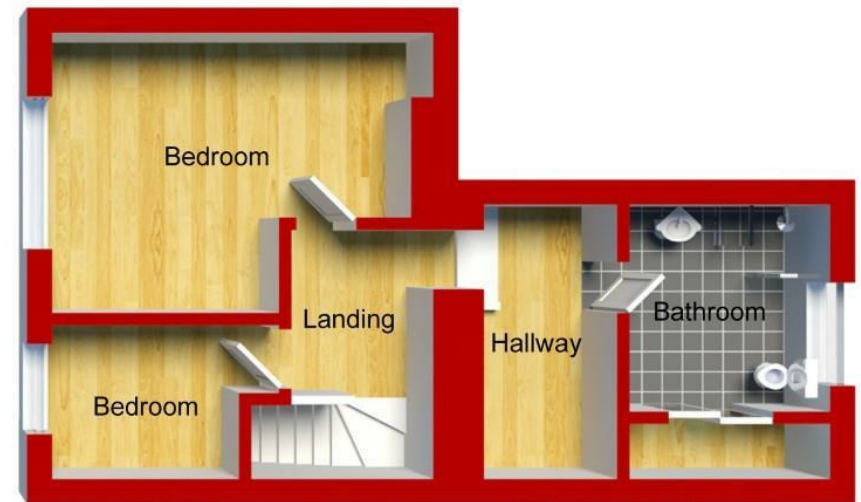


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Ground Floor



First Floor

34 Front Street