









Boasting picturesque views across Greenbelt to the front and enjoying a set back position behind an old stone wall sits this well proportioned modern two bedroom end link villa. The property offers a wonderful living space perfect for both first time buyers and those wishing to downsize and features gardens to the front, side and rear and a carport providing secure off street parking.

Internal accommodation includes a reception hall, lounge, open plan dining room and kitchen, two bedrooms and a shower room, whilst features of note include gas central heating and UPVC double glazing.

Within easy walking distance of the clifftops of Whitburn providing delightful coastline walks and is also within easy reach of Whitburn Village centre and is ideal for Whitburn Academy.

Properties on this sought after development very rarely enter the open market and when they do they provide to be extremely popular and to avoid disappointment, we urge immediate internal inspection!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Entrance Lobby

Lounge 13'0" x 13'1"



Into stairwell, gas fire with Adam style surround, marble insert and hearth, UPVC double glazed bay window to front providing wonderful views across farmland, double radiator, single radiator.

Kitchen 9'7" x 7'3"



Wall and floor cupboards with working surfaces over incorporating single drainer stainless steel sink unit, space for fridge and electric cooker, plumbing for washer, wall mounted gas boiler serving hot water and radiators, understairs storage cupboard, single glazed windows to rear, UPVC double glazed door to side, open plan to

Dining Room 9'9" x 5'11"



UPVC double glazed French doors leading into

Conservatory 8'8" x 10'8"



Tiled floor, UPVC double glazed single door to rear gardens.

First Floor Landing

Access to partially floored loft via slingsby design ladder.

Bedroom 1 (front) 13'1" x 10'0"



UPVC double glazed window to front with magnificent views across farmland, fitted wardrobes and overhead cupboards, single radiator, airing cupboard with hot water tank.

Bedroom 2 (rear) 6'10" x 9'9"



UPVC double glazed window to rear, single radiator.

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MAIN ROOMS AND DIMENSIONS

Shower Room



WC, washbasin and shower cubicle - white suite with wall and floor tiles, UPVC double glazed window, heated towel rail.

Outside



Attractive lawned gardens to the front and side, set back from the Main road with a lovely feature stone wall. Gardens to the rear providing access to carport providing off street parking.

Views of Greenbelt



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

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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 Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

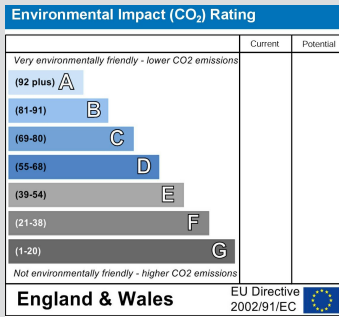
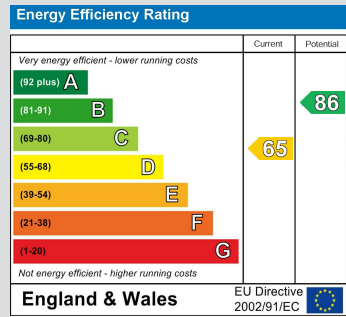
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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

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MAIN ROOMS AND DIMENSIONS

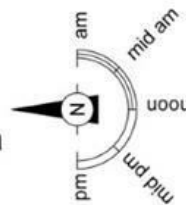


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Ground Floor
Approximate Floor Area
(38.09 sq.m)



First Floor
Approximate Floor Area
(28.00 sq.m)

39 Fulmar Walk