









A beautifully presented three bedroom Dutch style semi detached home with delightful west facing gardens to the rear and attractive internal decor throughout.

Internal accommodation comprises reception hall, lounge sharing an open plan arrangement with the dining room, which in turn, has French door leading out into the rear gardens, a fitted kitchen, three first floor bedrooms and a bathroom. Benefiting from from gas central heating and UPVC double glazing, the property has additional garden to the front, a drive to the side and garage at the rear.

Set within walking distance of Whitburn Village centre and Whitburn Academy, the property is set within this highly desirable location sitting across the cliffs of Whitburn set midway between South Shields and Sunderland, should prove to be perfect for families and first time buyers.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed Composite door to

Reception Hall



Spindle balustrade staircase, under stairs storage cupboard, wood effect laminate flooring, radiator with radiator cover, wall lights, coved cornicing to ceiling.

Lounge 11'5" x 16'0"



Into UPVC double glazed bay window to front, wood effect laminate flooring, coved cornicing to ceiling, open plan to

Dining Room 10'0" x 9'5"



UPVC double glazed French doors leading out into rear garden, wood effect laminate flooring, coved cornicing to ceiling.

Kitchen 8'10" x 9'4"



Base and eye level units with granite coloured working surfaces incorporating single drainer stainless steel sink unit with pedestal mixer tap, gas hob, built under electric oven, overhead extractor hood, plumbing for washer, wall mounted gas combination boiler serving hot water and radiators, space for fridge freezer, Herringbone design wood effect vinyl flooring, UPVC double glazed window to side, UPVC double glazed French doors leading out into rear garden, double radiator.

First Floor Landing



Access point to partially floored loft, two UPVC double glazed windows to side, wall lights.

Bedroom 1 (front) 10'5" x 12'4"



Fitted wardrobes and overhead cupboards, UPVC double glazed window to front, single radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 (rear) 10'6" x 9'1"



UPVC double glazed window to rear, fitted wardrobes and overhead cupboards, wood effect laminate flooring, single radiator.

Bedroom 3 (front) 7'5" x 8'8"



UPVC double glazed window to side, cabin bed, single radiator.

Bathroom



Washbasin vanity unit with cupboards under, panel bath with overhead shower and glass screen - attractive white suite, tiled walls, wood effect vinyl flooring, single radiator, UPVC double glazed window.

Separate WC



Vintage style tile transfer, UPVC double glazed window to side, single radiator, wood effect vinyl flooring.

Outside



Laid to lawn gardens to the front with a shared drive at the side leading to GARAGE with up and over door. Magnificent gardens to the rear with a Resin patio seating area with raised planters.

Council Tax Band

The Council Tax Band is Band C.

MAIN ROOMS AND DIMENSIONS

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

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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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

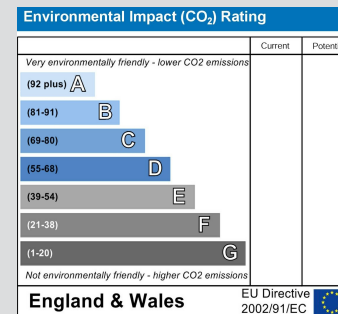
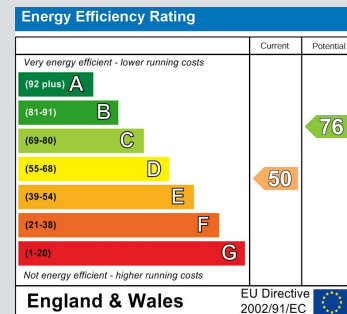
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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Ground Floor
Approximate Floor Area
(42.08 sq.m)



Room in Roof
Approximate Floor Area
(37.42 sq.m)

