









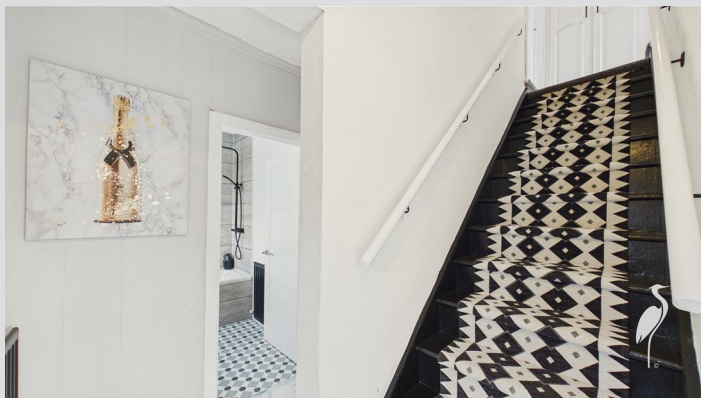
Occupying a generous corner plot with gardens to the front, side and rear and having the added bonus of a garage and off street parking for two cars, this popularly situated two bedroom semi detached home has recently been refurbished and offers a Turnkey living space ideal for first time buyers. Internal accommodation comprises reception hall, living room, kitchen, two double size bedrooms and a bathroom whilst the property also benefits from gas central heating and UPVC double glazing. Walking distance from Whitburn village centre, good schools and wonderful clifftop walks down to Roker and South Shields, this superb home must be viewed as a matter of urgency.

MAIN ROOMS AND DIMENSIONS

Ground Floor

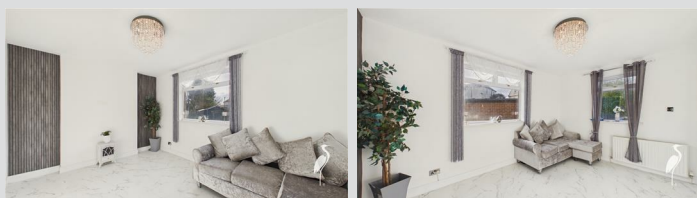
Access via UPVC entrance door.

Entrance Lobby



Stairs to first floor and radiator.

Lounge 14'4" x 10'10"



2x double glazed windows and double radiator.

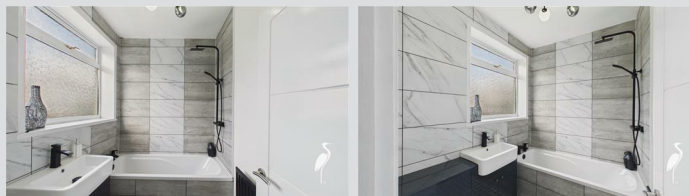
Kitchen 9'9" x 10'4"



Range of modern wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer

unit with mixer tap. Integrated oven, electric induction hob and cooker hood. Space provided for a fridge freezer and washing machine. Radiator and storage cupboard. Double glazed window and UPVC door to side elevation.

Bathroom



Low level WC and washbasin vanity unit, bath with dual head waterfall shower over, radiator and double glazed window.

First Floor Landing

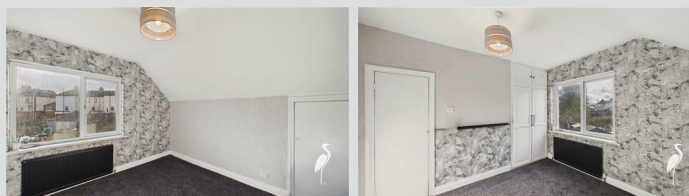
Storage cupboard.

Bedroom 1 9'10" x 10'10"



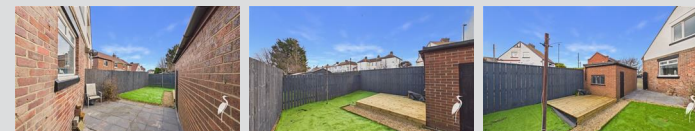
Double glazed window to front, radiator and built in storage.

Bedroom 2 9'11" x 10'5"



Double glazed window to rear, radiator and built in storage.

Outside



Gardens to the front and side with driveway providing off street parking leading to detached garage. Delightful rear garden with artificial lawn, paved and decked seating area.

Garage

Access via up and over door. Single glazed window to rear.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

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

Important Notice - Particulars

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MAIN ROOMS AND DIMENSIONS

verification is recommended.

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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

Opening Times

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

Ombudsman

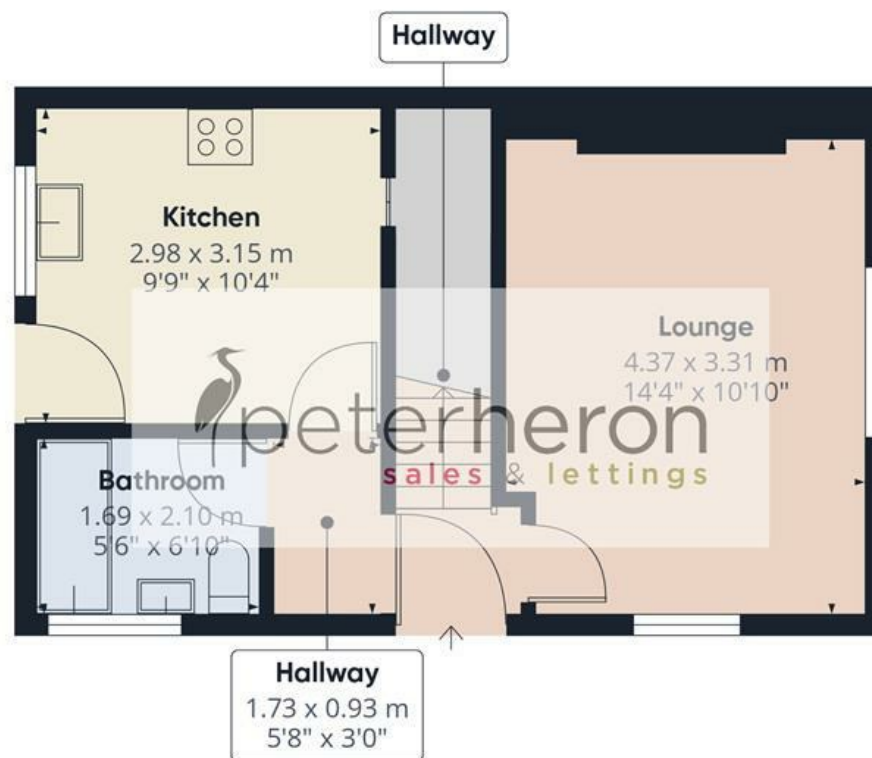
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

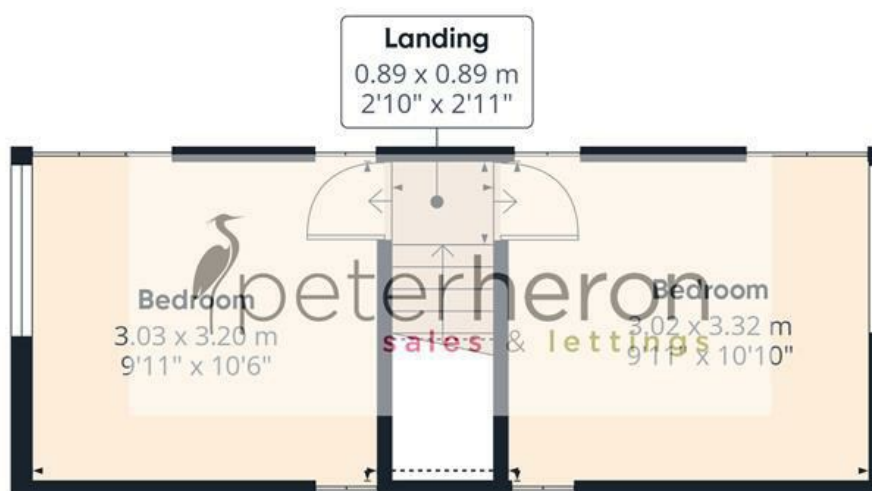
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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Ground Floor Building 1



First Floor Building 1

Approximate total area⁽¹⁾

53.7 m²

579 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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