















A rare opportunity to purchase a 75% share in this surprisingly splendid modern three bedroom mid terraced home, situated within a highly desirable street just a short stroll from Whitburn Academy and the magnificent clifftops along Whitburn's coastline.

The property is decorated to a very good standard throughout and offers comfortable living accommodation which is easy to maintain and economic to run. Internally the property has a reception hall, ground floor WC, open plan living room with dining area and French doors leading out into the south facing rear gardens, a well equipped kitchen, three first floor bedrooms and a bathroom together with lawned gardens to the front and lovely enclosed gardens to the rear.

Just a short stroll from Whitburn Village centre with its excellent amenities, the property sits within this highly fashionable residential location and is perfect for both first time buyers and families who wish to live within the catchment area of excellent nearby schools. Sure to be the subject of huge interest, we are anticipating considerable interest in this delightful home therefore immediate inspection should be considered essential!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via composite entrance door.

### Reception Hall



Stairs to first floor with storage under and radiator.

### Living & Dining Area 16'0" x 13'6"



Double glazed window and double glazed UPVC French doors to rear elevation. 2x radiators.

### Kitchen 11'0" x 9'1"



Range of wall and base units with wooden countertops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Space provided for an oven, fridge freezer and washing machine. Double glazed window to front, wall mounted combi boiler and a radiator.

## Ground Floor WC



Low level WC and washbasin and chrome heated towel rail.

## First Floor Landing



Storage cupboard and access point to loft.

## Bedroom 1 15'11" x 10'9"



2x double glazed windows to rear elevation and radiator.

## Bedroom 2 10'0" x 8'0"



Double glazed window to front elevation and radiator.

## Bedroom 3 7'8" x 6'11"



Double glazed window to front elevation and radiator.

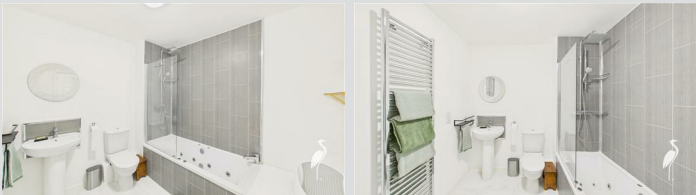
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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, washbasin and bath with dual head waterfall shower, chrome heated towel rail.

## Outside



Garden to the front whilst to there is a delightful garden with paved seating area and gated access.

## Council Tax Band

The Council Tax is Band B.

## Tenure

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

## Important Notice - Particulars

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. 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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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 £300.00 by Movewithus Ltd.

## Viewings

To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

## Opening Times

Monday - Friday 9.00am to 5.00pm  
Saturday 9.00am to 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
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**Approximate total area<sup>(1)</sup>**

42.4 m<sup>2</sup>

456 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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