









A rare opportunity; this outstanding four bedroom semi detached home with a beautiful aspect to the rear overlooking fields, offers the perfect accommodation for those space hungry families who wish to live close to Whitburn Village centre and close to Whitburn Academy. The property internally is decorated to good standard throughout and features reception hall, lounge, dining room, kitchen, utility room and garden room whilst at the first there are four bedrooms and a recently fitted contemporary family bathroom, and the property benefits from gas central heating and UPVC double glazing. Externally there is a large drive to the front with off street parking for numerous cars and delightful enclosed gardens to the rear. Properties offering this size accommodation within this affordable price range are few and far between and considerable interest is anticipated we highly recommend internal inspection to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Modern UPVC door into hallway.

Hallway

Single radiator, under stair storage, staircase to the first floor landing and double glazed window to the side.

Lounge 14'0" x 10'11"



Gas style fireplace with mantle and surround, double glazed window to the front, single radiator and double doors to the dining room.

Dining Room 20'6" x 9'6"



Single radiator and double glazed patio doors leading out into rear garden.

Kitchen 20'5" x 9'10"



Fitted with base and eye level units with work surfaces over, incorporating sink and drainer unit. Integrated fridge and LED downlights. Worktop lighting. Double radiator and double glazed window to the rear.

Utility Room 12'0" x 8'6"



Double radiator, door leading to the front of the property and UPVC double glazed window to the front, wall mounted boiler, base and eye level units with work surfaces over with space and plumbing provided for washing machine and tumble dryer.

Garden Room 7'11" x 6'5"



UPVC patio doors leading out into rear garden, single radiator and LED downlights.

First Floor Landing

Small storage cupboard and access to the loft.

Bedroom 1 14'9" x 9'1"



Double radiator, double glazed window to the rear and fitted sliding door wardrobes.

Bedroom 2 10'11" x 10'8"



Fitted sliding door wardrobes, double radiator and UPVC double glazed window to the front.

Bedroom 3 11'1" x 8'0"



Single radiator and UPVC double glazed window to the front.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bedroom 4 7'10" x 9'7"



Storage cupboard, single radiator and UPVC double glazed window to the front.

Bathroom 15'10" x 9'4"



Contemporary modern suite fitted with low level WC with concealed cistern, washbasin vanity unit, free standing bath and shower cubicle with rainforest shower over, storage cupboards, chrome heated towel rail, single radiator and UPVC double glazed window to the rear.

Outside



Driveway with space for three cars to the front and to the rear there is an enclosed garden with a decked lounge area, manicured lawn and shed. External taps to the front and rear.

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

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		84	Very environmentally friendly - lower CO ₂ emissions
(81-91) B			(92 plus) A
(69-80) C	73		(81-91) B
(55-68) D			(69-80) C
(39-54) E			(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS



Visit www.peterheron.co.uk or call **0191 510 3323**

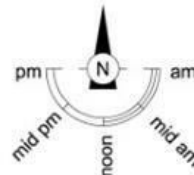
Tried. Trusted. Recommended. **City Branch** 20 Fawcett Street Sunderland SR1 1RH **Fulwell Branch** 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor
Approximate Floor Area
(69.30 sq.m)



First Floor
Approximate Floor Area
(55.01 sq.m)



50 Hillside Drive