









Available with immediate vacant possession and no upward chain, this larger than average three bedroom end terraced home sitting within the picturesque village of Whitburn close to a superb range of amenities and Whitburn Academy, offers an exciting opportunity first time buyers and families searching for a coastal home

In need of some cosmetic enhancement but available at an attractive asking price, the property internal comprises entrance porch, reception hall, lounge, dining room, kitchen, utility, three first floor bedrooms and a bathroom whilst features of note include gas central heating and UPVC double glazing. A forecourt to the front is accompanied by an enclosed west facing courtyard to the rear capturing the afternoon sunshine and Sunderland magnificent coastline with its award winning Blue Flag beaches and clifftops walks are just a short stroll away. Internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

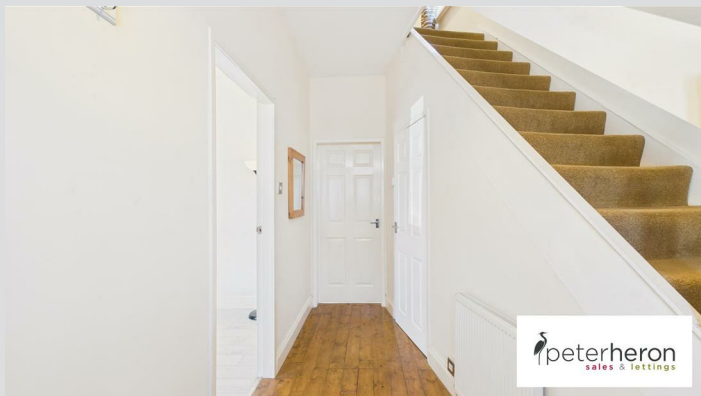
Ground Floor

Access via double glazed entrance door.

Entrance Vestibule

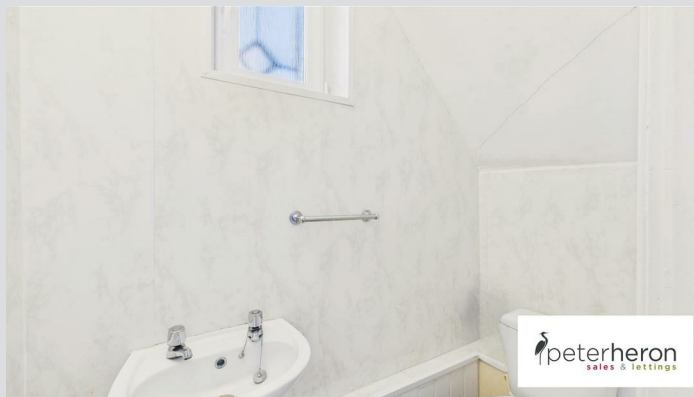
Double glazed window to the front and side, double doors to hall.

Reception Hall



Single radiator, stairs to first floor, door to the downstairs WC, lounge and dining area.

Cloakroom



Low level WC, mini wash hand basin with cupboard under and double glazed window.

Lounge 14'11" x 12'5" into alcoves



Double glazed window to front with sea views, double radiator, open plan into the dining area.

Dining Room 18'1" x 13'4"



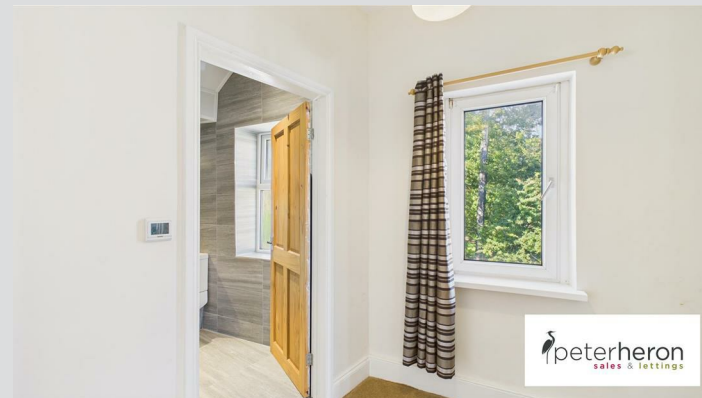
Double glazed French doors leading out to the courtyard, double radiator, feature electric fireplace, 3x storage cupboards.

Kitchen 19'2" x 7'8"



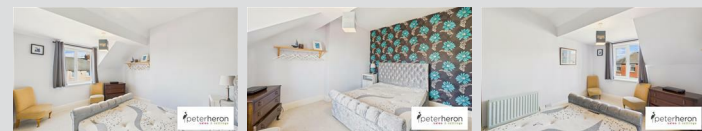
Fitted wall and base units with worksurface over incorporating a 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include a oven, electric hob and an extractor hood, space has been provided for the inclusion of a fridge freezer, dishwasher and a washing machine. Cupboard housing wall mounted Baxi boiler, double glazed door to the rear courtyard, radiator, double glazed window to the rear.

First Floor Landing



Double glazed window to the side.

Bedroom 1 13'1" x 11'3"



Double glazed window to the front and radiator.

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 2 13'0" x 11'9"



Double glazed window to the side, radiator and fitted shelves.

Bedroom 3 12'5" x 10'1" into recess



Double glazed window to the front overlooking the sea.

Bathroom



Low level WC, wash hand basin and bath with mixer tap, walk in shower with rainfall shower head and separate

shower attachment, tiled walls and floor, vertical radiator and double glazed window.

Outside

Forecourt to the front. Enclosed courtyard to the rear.

Council Tax Band

The Council Tax Band is Band B.

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

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.

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.

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.

Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 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		
England & Wales		
EU Directive 2002/91/EC		

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		
England & Wales		
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

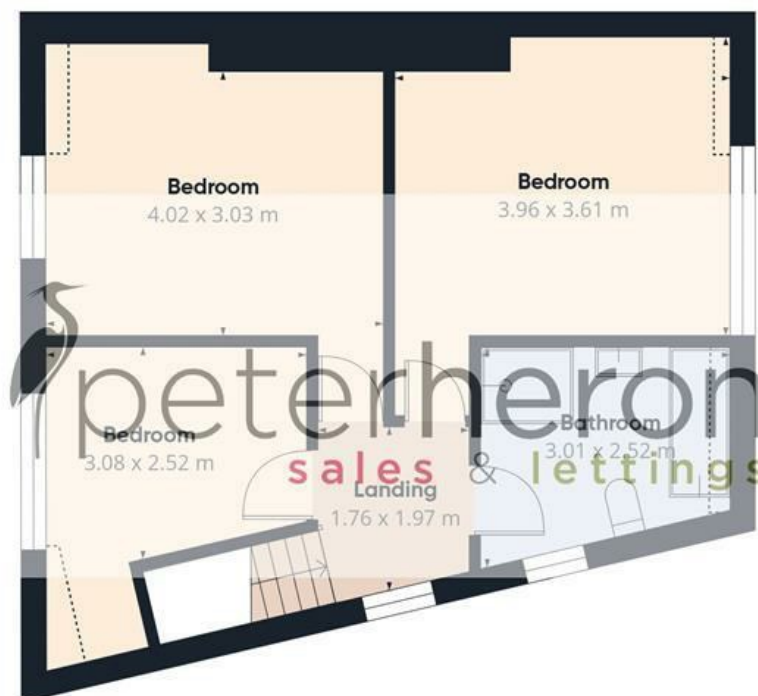


Visit www.peterheron.co.uk or call **0191 510 3323**

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



Floor 0



Floor 1

Approximate total area⁽¹⁾

110.2 m²

Reduced headroom

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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

GIRAFFE360