









Occupying a highly sought after position just a stones throw from the beach set midway between Whitburn and Seaburn in the ever Fashionable South Bents estate, this substantial pre-war four bedroom semi detached home is perfect for those families searching for larger than average coastal living accommodation.

The property internally is presented to a good standard throughout and comprises entrance porch, reception hall, ground floor WC, lounge, dining room, large open plan breakfasting kitchen, four first floor bedrooms, en-suite shower room and family bathroom. Benefiting from gas central heating and UPVC double glazing, the property has attractive gardens to the front and rear, a drive and garage.

Just a short stroll from the Sea Front and accessible to a superb range of amenities along the Sea Front, Sea Road and nearby Whitburn Village, this superb home is perfect for good schools and an all round amazing location to live in with outstanding award winning beaches from where you can enjoy the smell of the sea air! Immediate internal inspection is highly recommended as considerable interest in this superb home is anticipated!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

Reception Hall



Staircase to first floor with understairs storage cupboard, wood effect laminate flooring, double radiator.

Lounge 12'9" plus bay x 12'2"



Double glazed window to front, coved cornicing, single radiator and original fireplace with feature surround.

Dining Room 16'9" x 11'10"



Coved cornicing, single radiator, fireplace with feature marble surround, wood effect laminate flooring and glazed door to rear gardens.

Open Plan Kitchen/Dining Room 16'11" x 12'6"



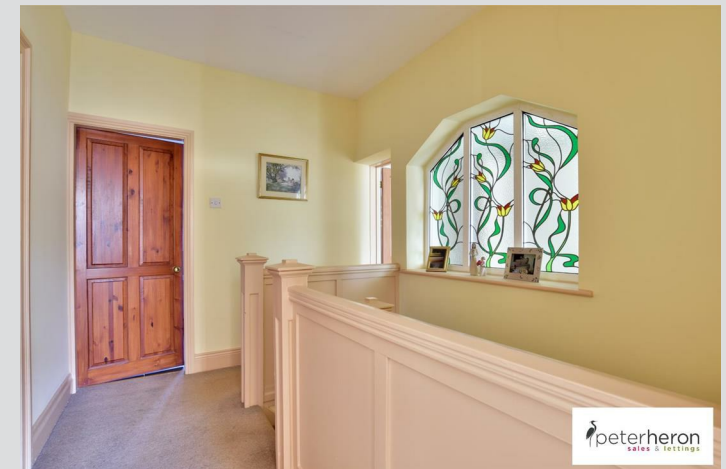
Base and eye level units with working surfaces over incorporating sink and drainer unit, tiled splashbacks, integrated double cooker, hob with an extractor fan. Island with cupboards and drawers under, double radiator, wood effect laminate flooring, double glazed window to rear and French doors leading out into rear gardens. Access to garage.

Ground Floor WC



Low level WC and washbasin, double glazed window and wood effect laminate flooring.

First Floor Landing



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MAIN ROOMS AND DIMENSIONS

Master Bedroom 17'2" x 7'10"



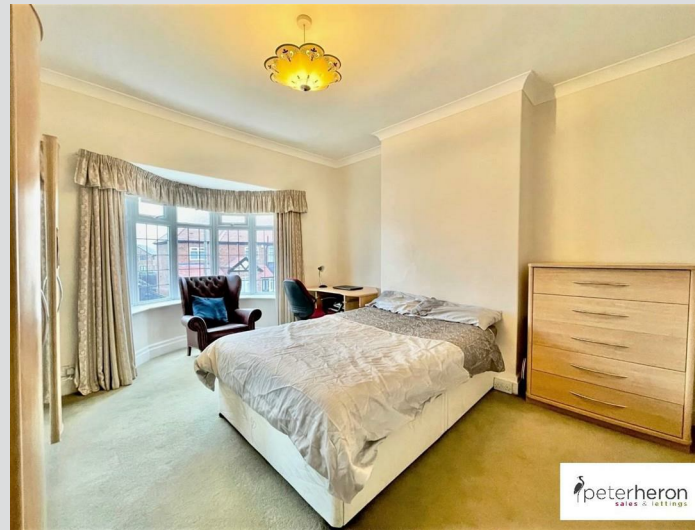
Double glazed window to front and stain glass window looking onto landing, and single radiator.

En-Suite Shower Room



Low level WC, washbasin and shower cubicle with overhead shower, storage cupboard housing the Eco Elite boiler, tiled walls and flooring, double glazed window and single radiator.

Bedroom 2 12'9" plus bay x 12'3"



Double glazed bay window to front and single radiator.

Bedroom 3 12'9" x 11'10"



Double glazed window to rear, wood flooring and single radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 4 7'5" x 9'0"



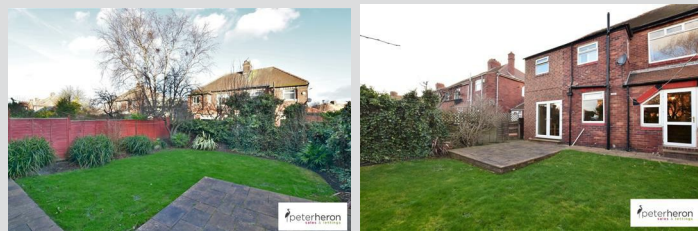
Double glazed window to front and single radiator.

Family Bathroom



Modern suite comprising of a low level WC, washbasin, bath with shower attachment and separate shower cubicle, tiled walls and flooring, double heated rail, double glazed window to rear, and access to loft via hatch.

Outside



Lawned garden to the front with driveway providing off street parking leading to attached GARAGE, whilst to the rear an enclosed lawned garden with patio area.

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:-

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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.

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

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MAIN ROOMS AND DIMENSIONS

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Sea Road Viewings

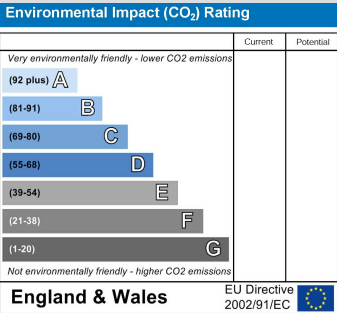
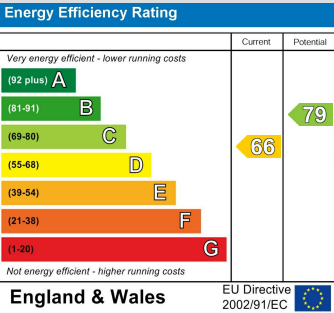
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

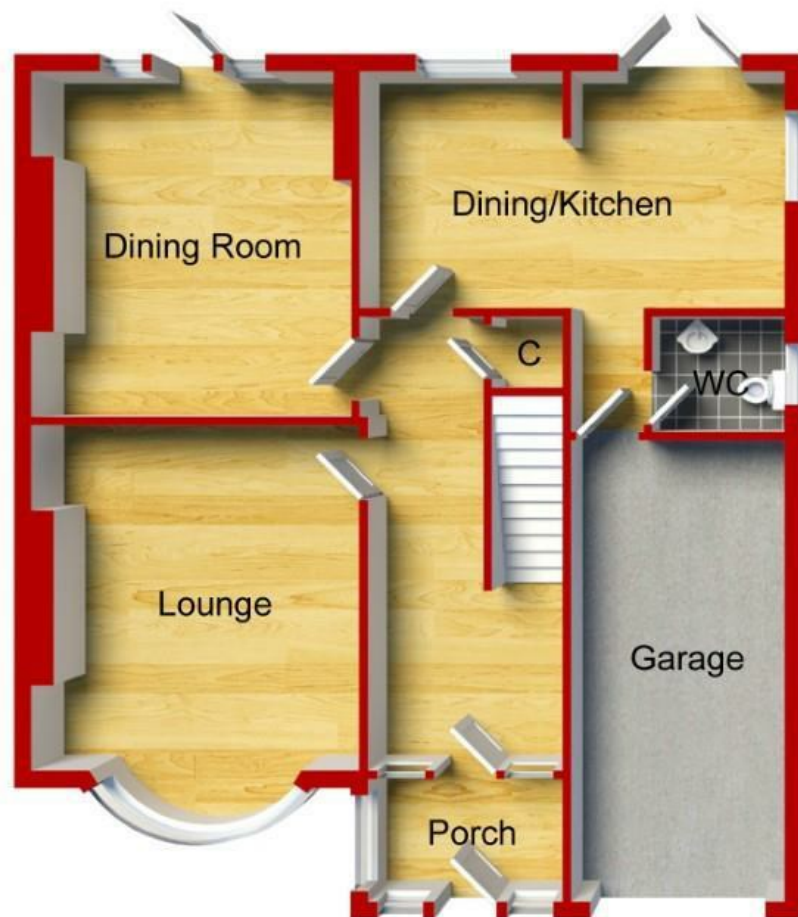
Ombudsman

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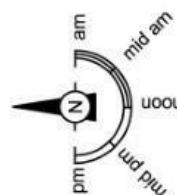
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Ground Floor
Approximate Floor Area
(70.96 sq.m)



First Floor
Approximate Floor Area
(72.13 sq.m)



7 Huntcliffe Avenue