









A superb three bedroom semi-detached house, enjoying a delightful open aspect to the rear within this sought after location. Internally the well-appointed accommodation includes a hall with staircase to the first floor, an attractive lounge and to the rear a superb 20ft contemporary kitchen / diner. There is a versatile area currently used as a studio and a downstairs WC. To the first floor there are three bedrooms and a modern bathroom/wc. Externally there is a driveway to the front and a delightful garden to the rear with a lawn and patio. Ideally positioned within walking distance of Whitburn Village centre and Whitburn Academy, the property is set midway between South Shields and Sunderland. We highly recommend early viewing.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Hallway



There is a radiator, double glazed window and a staircase to the first floor. Doors lead off to the lounge and kitchen/diner.

## Lounge 13'11" x 10'11"



With a double glazed window to the front, radiator and double doors connecting through to the kitchen/diner.

## Kitchen/Diner 20'6" x 9'1"



The kitchen is fitted with an excellent range of modern units with work surfaces over incorporating a 1 1/2 bowl sink and dreamer unit. Space has been provided for the inclusion of a range style cooker, integrated appliances include a fridge,

freezer and a dishwasher, there is a central double glazed door with double glazed windows to either side, leading out into the rear garden. Further double glazed windows to the side and rear, a radiator and a door to the studio.

## Studio 8'7" x 8'7"



This versatile space has a double glazed door to the front, single glazed feature portal style window to the front, a radiator and a door to the WC.

## WC



With a fitted WC, tiled walls and floor and a double glazed window.

## First Floor Landing

With a double glazed window, loft access hatch with a pull down ladder to a partly bordered out loft space, and doors lead off to the three bedrooms and bathroom.

## Bedroom 1 14'9" x 9'1"



Double glazed window to the rear with open views, a radiator and two built in cupboards.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 10'11" x 10'6"



Double glazed window to the front, a radiator and two built in cupboards.

## Bedroom 3 9'7" x 7'8" max measure taken



Double glazed window to the front, radiator and a built in cupboard.

## Bathroom



Modern suite with a low level WC, pedestal wash hand basin and panel bath with mains fed shower over, there are tiled walls, a double glazed window and a radiator.

## Outside



To the front of the property is a block paved driveway providing off street parking, to the rear is a delightful garden with a lawn, patio and mature planting.

## Tenure Freehold

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

## Council Tax Band

The Council Tax Band is Band B.

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# MAIN ROOMS AND DIMENSIONS

their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

## Sea Road Viewings

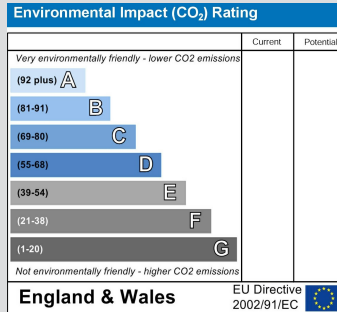
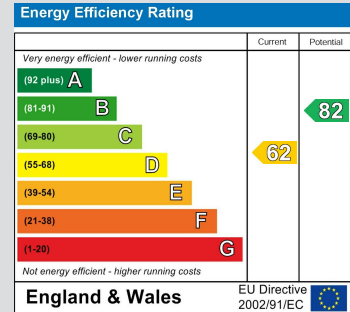
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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.



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