









Boasting magnificent sea views, taking full advantage of its clifftop position, this delightful two bedroom mid terraced home which enjoys a lovely set back position occupies a very desirable spot within the highly fashionable village of Whitburn. Ideal for first time buyers and those wishing to downsize, the property internally comprising entrance hall, lounge, dining kitchen, two bedrooms and a bathroom and boasts a drive to the front and spacious lawned gardens to the rear. Decorated to a good standard throughout, this comfortable home offers accommodation which is easy to maintain and economic to run and is available with no upward chain. Walking distance from beaches and all other superb amenities Whitburn Village has to offer, the property is well placed for Sunderland City Centre, South Shields, and routes through to the wider North East region.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Reception Hall

Staircase to first floor and single radiator.

Lounge 11'10" x 13'1" into recess



Double glazed window to front, double radiator and electric fireplace with feature surround.

Dining Kitchen (L shaped) 9'5" x 6'6" plus 10'10" x 6'3"



Base and eye level units incorporating work surfaces incorporating sink and drainer unit, tiled splashbacks, integrated oven and hob with extractor, space for washing machine, tile effect flooring, double glazed window to rear, door to rear garden. Dining area comprises double glazed window to rear and two single radiators.

First Floor Landing

Access to loft.

Bedroom 1 13'9" x 10'2"



Double glazed window to front with sea view, fitted wardrobes and single radiator.

Bedroom 2 10'2" x 8'5"



Double glazed window to rear overlooking the garden and single radiator.

Bathroom



Low level WC, washbasin and bath with overhead shower and glass screen, double glazed window, tiled walls and tile effect flooring.

Outside



Garden to front with drive providing off street parking and to the rear spacious enclosed gardens.

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

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MAIN ROOMS AND DIMENSIONS

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

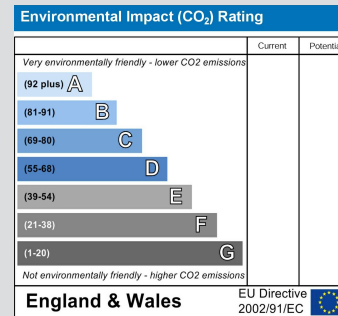
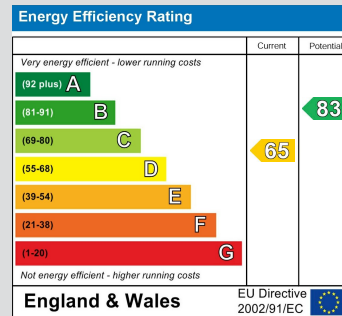
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

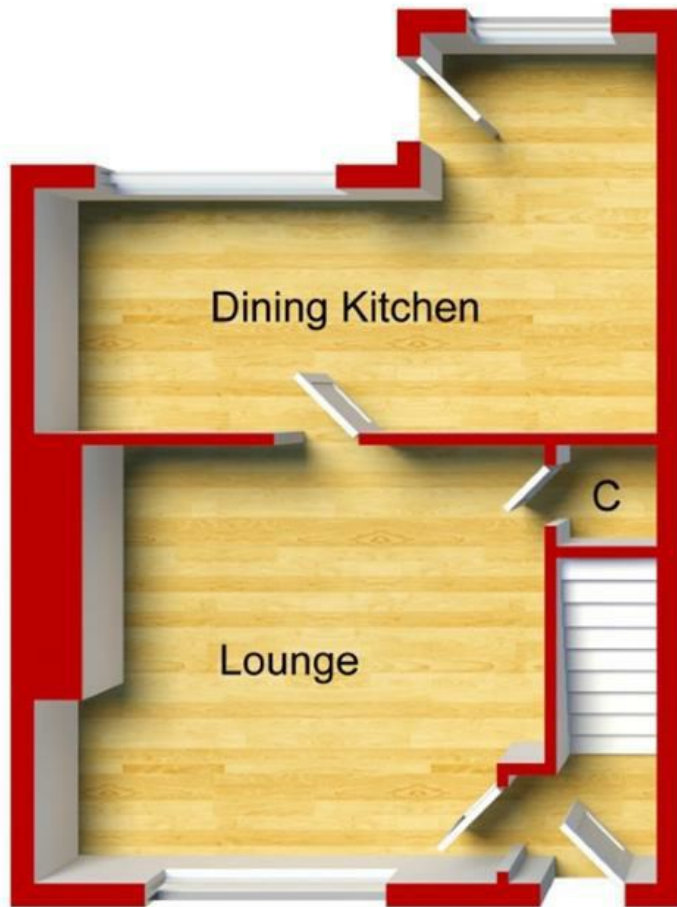
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

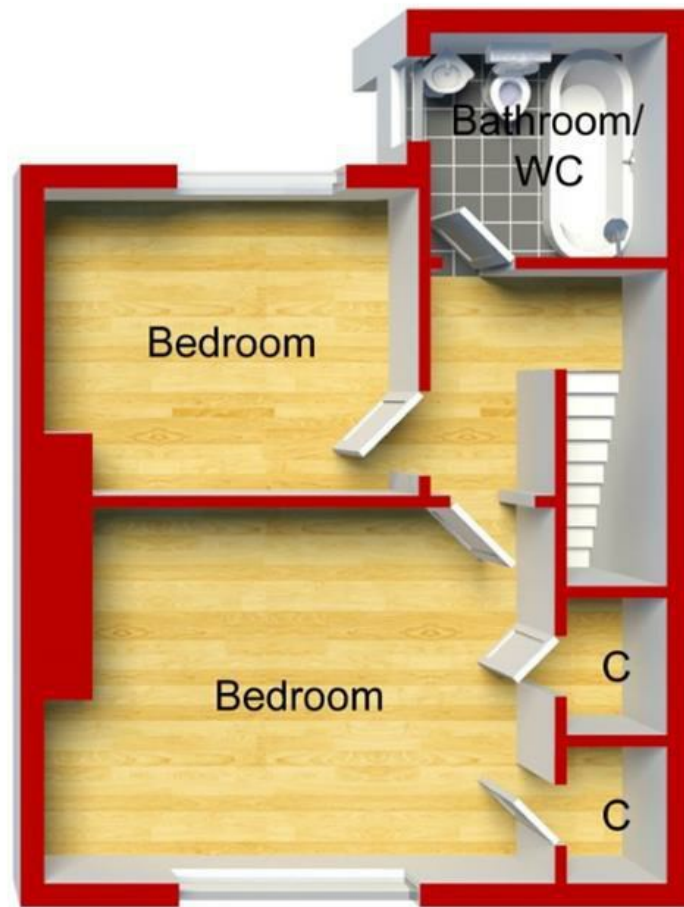


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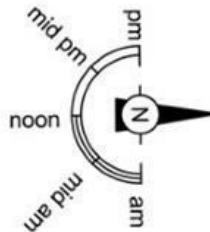
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Ground Floor
Approximate Floor Area
(32.35 sq.m)



First Floor
Approximate Floor Area
(32.35 sq.m)



71 Oak Crescent