









Sitting along this desirable avenue on the sought after South Bents estate, set midway between Seaburn and Whitburn and just a stones throw from award winning Blue Flag beaches, this well proportioned three double size bedroom semi detached home with west facing gardens to the rear offers an excellent opportunity for families who wish to live in this sought after coastal location.

Arranged over two floors, the property internally comprises an entrance porch, reception hall with turned staircase, cloak cupboard, ground floor shower room, lounge, dining room and a modern kitchen, whilst as first floor level there are three well proportioned bedrooms and a large bathroom. Benefitting from gas central heating and UPVC double glazing, the property externally has laid to lawn gardens to the front, a long drive to the side providing off street parking for up to three cars and a generous garage, whilst enclosed gardens to the rear enjoy a westly aspect and have a lovely patio seating area capturing sunshine all day long.

Walking distance from a superb range of amenities along the sea front and in Seaburn the property is also within short walking distance of Whitburn village centre with its good selection of shops. Within easy reach of South Shields and Sunderland City Centre the property is also well placed for major routes through to Newcastle Upon Tyne and sure to impress all who view. Immediate internal inspection is unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC double glazed feature door with decorative stained glass window to

Entrance Porch

Herringbone design vinyl flooring, Georgian design door to reception hall.

Reception Hall



With turned spindle balustrade staircase, under stairs clocks cupboard, Herringbone design vinyl flooring, double radiator, coved cornicing to ceiling.

Ground Floor Shower Room



Low level WC with wash basin set into vanity unit, comprising cupboards under, large walk in shower cubicle with rainfall shower head and second hand held riser - white suite with part tiled walls, vinyl flooring, ladder design heated towel rail, UPVC double glazed window to front elevation.

Lounge (front) 16'5" x 12'9" into bay



UPVC double glazed window to front elevation, electric fire with timber feature surround granite insert and hearth, coved cornicing to ceiling, double radiator.

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MAIN ROOMS AND DIMENSIONS

Dining Room 11'1" x 13'5" into bay



UPVC double glazed window overlooking rear west facing gardens, fitted cupboards and shelving to alcove, double radiator, coved cornice to ceiling.

Kitchen 8'11" x 11'10"



Contemporary designed kitchen with a range of base and floor standing units with timber effect working surfaces and upstands incorporating a single drainer 1 1/2 bowl stainless steel sink unit with pedestal mixer tap, integrated appliances include a dish washer, automatic washing machine, electric induction hob with tempered glass splashback and overhead extractor hood, a fan assisted electric oven with slide and hide door, and a warming drawer

under, integrated fridge freezer, electric radiator, UPVC double glazed windows to rear elevation, herringbone design vinyl flooring, fitted shelving, LED down lights to ceiling.

Utility

With fitted shelving and space for a tumble drier, UPVC door leading out into rear gardens.

First Floor Landing

With sky light and access point flooded loft via folding timber ladders, built in cupboard with fitted shelving.

Bedroom 1 (front) 15'5" x 11'2" max dimensions into built in wardrob



UPVC double glazed window to front elevation, single radiator, coved cornice to ceiling.

Bedroom 2 (front) 9'8" x 11'3"



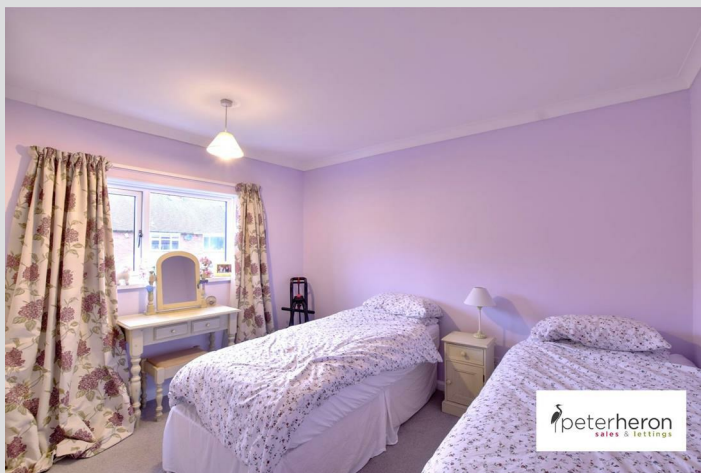
UPVC double glazed windows to dual aspects at the front and side, single radiator, coved cornice to ceiling.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 (rear) 11'11" x 11'2" max dimensions into alcoves



Fitted wardrobes with wall mounted gas combination boiler serving hot water and radiators, single radiator and coved cornice to ceiling.

Bathroom 8'10" x 11'9" max dimensions into shower cubicle



Low level WC, pedestal wash basin, panel bath, large walk in shower enclosure with glass panel and door - attractive white suite with wall tiles, UPVC light ceiling with LED down lights, single radiator, ladder design heated towel rail, UPVC double glazed windows to rear elevation.

Outside



Laid to lawn garden to the front with established borders, wrought iron gates to drive with off street parking for three cars leading to attached brick garage with up and over door.

Garage 17'9" x 9'4"

Storage to roof void and timber panelled door to side providing access into west facing gardens to the rear with lawns and patio seating area raised planters, brick stall, external cold water supply.

Council Tax Band

The Council Tax Band is Band D

Tenure Freehold

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

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

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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.

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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

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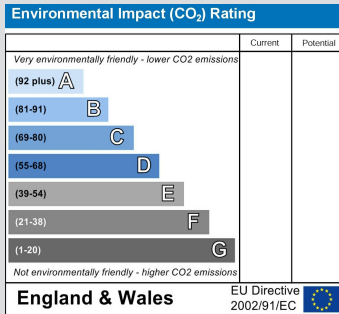
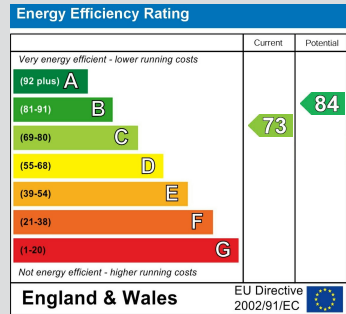
MAIN ROOMS AND DIMENSIONS

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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