









Welcome to Parry Drive, Whitburn, Sunderland - a charming post-war semi-detached house that is sure to capture your heart! This delightful property boasts a spacious open plan living area on the ground floor, perfect for entertaining friends and family.

Boasting a lounge to the front with a bay window and an open plan Kitchen/Dining Room to the rear, separated by a breakfast bar peninsula, this fine home has three first floor bedrooms, and a well-appointed bathroom, whilst it also benefits from gas central heating, upvc double glazing and a floored loft, accessed via folding timber ladders.

Step outside to discover the large south-facing gardens to the rear, providing a tranquil retreat where you can relax and unwind. The double driveway to the front ensures convenient parking for you and your guests.

Located within walking distance of the historic Whitburn Village and nearby award-winning Blue Flag beaches, this property offers the best of both worlds - a peaceful residential setting with easy access to the stunning coastline.

Whether you're a growing family looking for a new home or a first-time buyer eager to step onto the property ladder, this house is ideal for you. Enjoy the convenience of being close to all local amenities and the prestigious Whitburn Academy, making everyday life a breeze.

Don't miss out on this fantastic opportunity to own a beautiful home in a sought-after location. Book a viewing today and start envisioning your future in this wonderful property on Parry Drive!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed door to

Reception Hall

With a double radiator, oak flooring, spindle balustrade staircase.

Lounge 11'3" x 12'4" plus square oriel bay window



UPVC double glazed windows overlooking drive to front, fitted shelves to alcoves, oak flooring, single radiator, open plan to dining room.

Dining Room 11'3" x 10'6"



Double radiator, LED downlights to ceiling, oak flooring, UPVC double glazed French doors leading out onto a raised timber decked seating area within the south east facing gardens, the dining room shares an open plan arrangement with the kitchen.

Kitchen 11'3" x 8'3"



Features an impressive range of base and eye level units with solid oak working surfaces and upstands with a single bowl sink unit and pedestal mixer tap, integrated appliances include a Zanussi electric halogen hob, built under electric oven with overhead extractor hood, integrated fridge freezer, dishwasher and automatic washing machine, tumble drier, breakfast bar peninsula with seating space, UPVC double glazed window to the rear elevation, oak flooring, LED downlights to ceiling, single radiator.

First Floor Landing

With UPVC double glazed window to the side elevation, access point to partial floored loft via folding retractable ladders and house the gas central heating boiler. We have been advised by our clients the boiler was installed February 2022.

Bedroom 1 (front) 11'5" x 9'11"



UPVC double glazed window to front elevation, single radiator.

Bedroom 2 (rear) 11'0" x 11'3"



UPVC double glazed window to rear elevation, single 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 3 (front) 8'10" x 8'4"



UPVC double glazed window to front elevation, single radiator, bulk head cupboard.

Bathroom



Low level WC with concealed cistern, wash basin set into vanity unit with cupboards and drawers under, panel bath with overhead shower and folding glass screen - white suite with tiled walls, tiled floor, ladder design heated towel rail, UPVC double glazed window to rear elevation, wall mounted extractor unit.

Outside



A block paved drive to the front with off street parking for two cars, passage to side providing access through to spacious rear gardens with a south easterly aspect featuring a raised timber decked seating area and generous lawned gardens, timber shed.

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 A

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:-

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 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

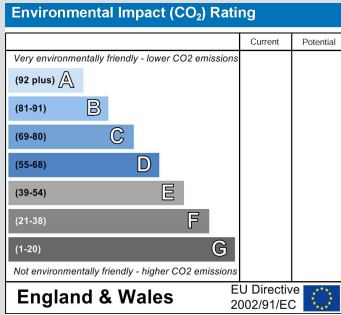
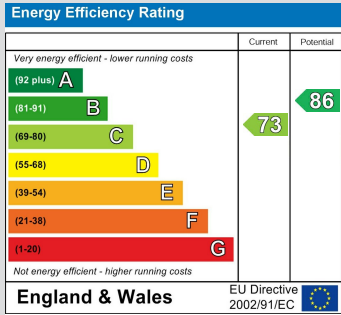
Ombudsman

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

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

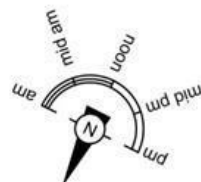
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor
Approximate Floor Area
(40.58 sq.m)



First Floor
Approximate Floor Area
(40.58 sq.m)



8 Parry Drive