









A well proportioned four bedroom and two bathroom semi detached home popularly situated on the ever desirable South Bents estate set midway between Whitburn and Seaburn in a wonderful coastal setting perfect for families.

Well presented throughout, the property internally boasts accommodation comprising reception hall, lounge with oak glazed Bi-folding doors to the dining room, extended kitchen/diner, ground floor shower room, four first floor bedrooms and a bathroom whilst externally there are attractive gardens to both the front and rear together with a drive and garage.

Perfect for those who wish to be in a family friendly coastal suburb walking distance from a superb range of amenities and major routes through to the City Centre and the Northeast conurbation, this beautiful home is sure to impress all who view!!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via composite entrance door.

Entrance Porch

Inner door to hall.

Reception Hall



Stairs to first floor with storage under, radiator and double glazed bay window to front.

Lounge 13'10" x 10'9"



Double glazed windows to rear elevation, double radiator and feature fireplace. Double doors to dining room.

Dining Room 14'0" x 10'9"



Double glazed bay window to front elevation, electric fire and 2x radiators.

Rear Hall



Doors to kitchen and shower room.

Kitchen/Diner 8'11" x 7'2"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated double oven, gas hob and hood and dishwasher. Space provided for fridge freezer and washing machine. Chrome heated towel rail and double glazed window to rear. Open plan into dining area.

Dining Area 15'2" x 8'0"



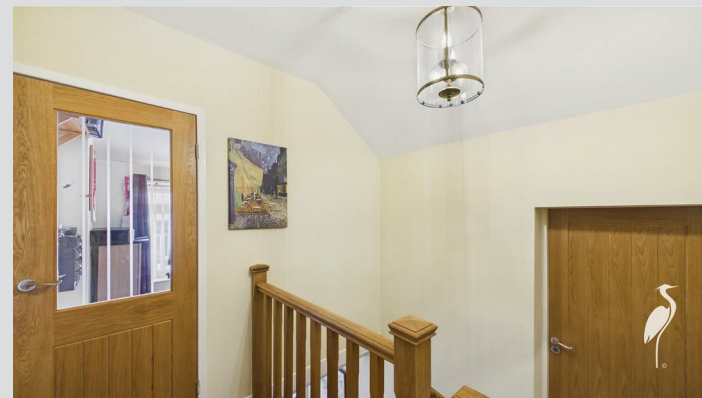
2x double glazed windows and UPVC French patio doors to rear. Radiator.

Shower Room



Low level WC, washbasin set into vanity unit and shower cubicle.

First Floor Landing



Access point to loft.

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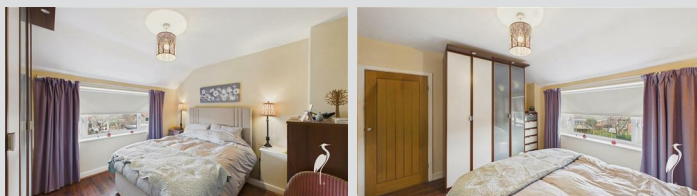
MAIN ROOMS AND DIMENSIONS

Bedroom 1 14'4" x 9'11"



Double glazed bay window to front elevation, 2x radiators and built in mirrored fronted sliding door wardrobes.

Bedroom 2 11'0" x 12'1"



Double glazed window to rear elevation and radiator.

Bedroom 3 14'10" x 7'6"



2x double glazed windows to front and rear elevations and radiator.

Bedroom 4 6'9" x 7'9"

Double glazed window to front elevation and radiator.

Bathroom



Low level WC and washbasin vanity unit, corner bath, chrome heated towel rail and 2x double glazed windows.

Outside



Lawned garden to the front with driveway providing off street parking leading to integral garage whilst to the rear an attractive garden laid mainly to lawn with timber decked seating area.

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 - Particulars

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. 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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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 £300.00 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.

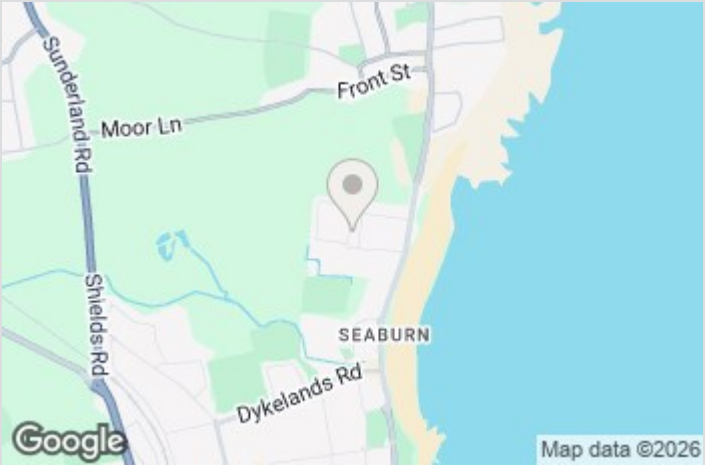
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MAIN ROOMS AND DIMENSIONS

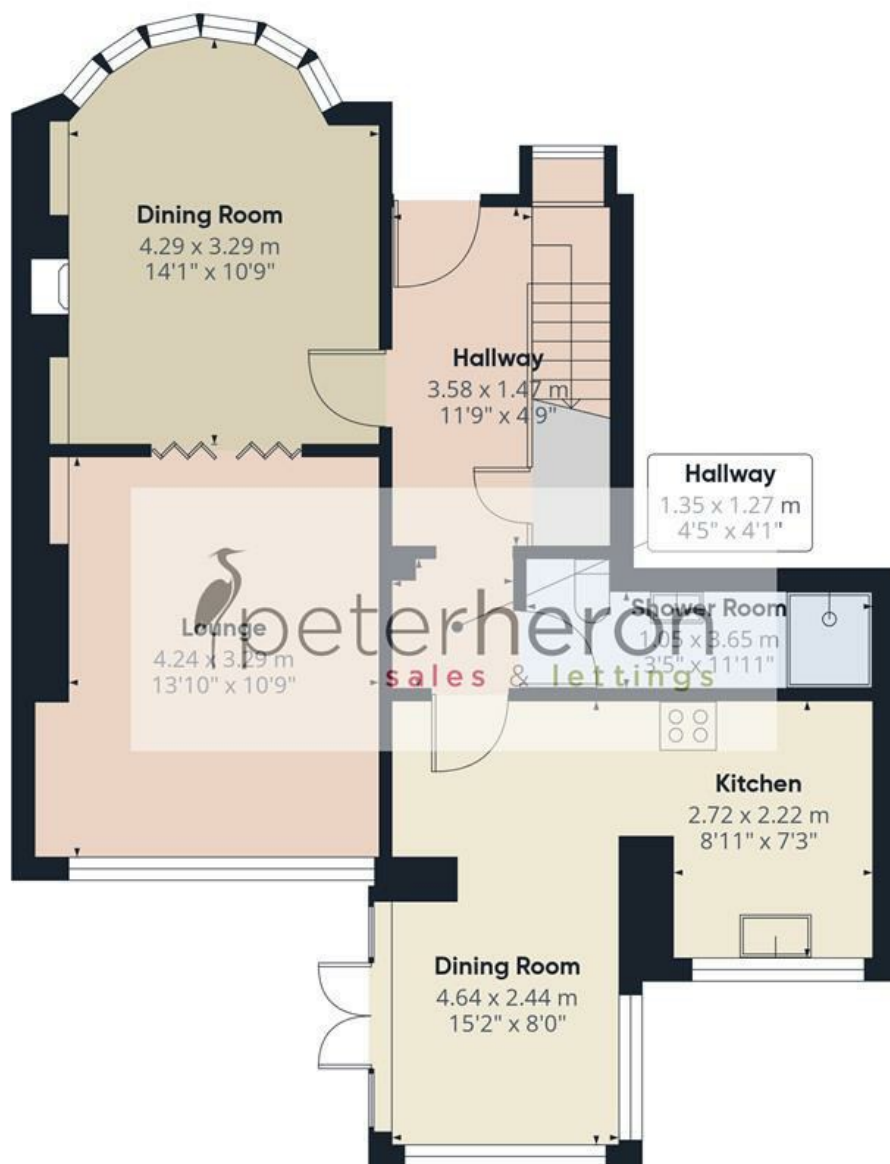
| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |

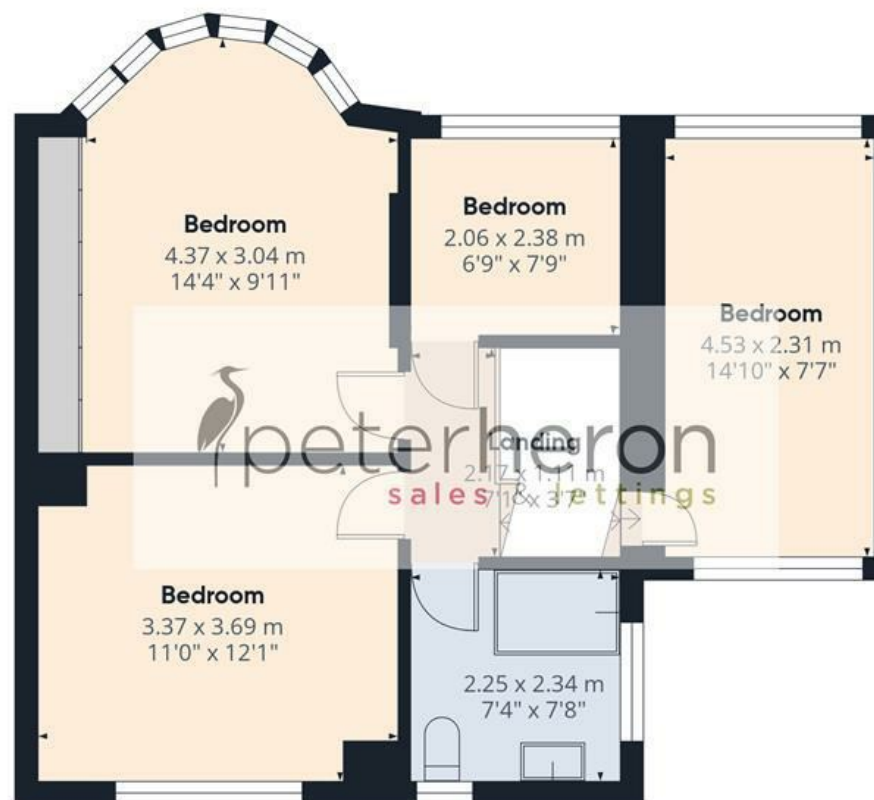


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Ground Floor



First Floor

Approximate total area⁽¹⁾

112.2 m²
1207 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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