









Available with immediate vacant possession and no upward chain, this beautifully presented three bedroom semi detached home boasting sea views to the front and west facing landscaped gardens to the rear, offers a stunning internal living space ideal for families wishing to live in this highly sought after village. Benefiting from gas central heating and UPVC double glazing, the property offers internal accommodation comprising reception hall, lounge, open plan kitchen dining area, utility, downstairs WC, three first floor bedrooms and a bathroom, externally the property also has gardens to the front. Walking distance from Whitburn village centre, the property is within easy reach of award winning Blue Flag beaches, wonderful clifftop walks and is particularly convenient for Whitburn Academy.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Reception Hall



Stairs to first floor and radiator.

Lounge



Double glazed window to front elevation, feature fireplace and 2x double radiators.

Open Plan Kitchen & Dining Area



Range of wall and base units with countertops over incorporating a single bowl ceramic sink and drainer with mixer tap. Integrated oven, electric hob and hood, microwave, low level fridge and freezer and a dishwasher. 2x storage cupboards, bricked feature wall, double radiator and

radiator. Double glazed window and UPVC door to rear. Door to Utility.

Utility



Base units with countertops over incorporating 1/2 bowl stainless steel sink and drainer with mixer tap. Space for a washing machine and tumble dryer. Double radiator and double glazed window to rear. Door to Separate WC.

Ground Floor WC



Low level WC and hand wash basin. Chrome heated towel rail and wall mounted boiler.

First Floor Landing



Radiator, access point to loft and double glazed window to rear elevation.

Bedroom 1



Double glazed window to front elevation and radiator.

Bedroom 2



Double glazed window to rear elevation and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3



Double glazed window to front elevation and radiator.

Bathroom



Washbasin vanity unit and bath with shower over, heated towel rail and double glazed window to rear elevation.

Seperate WC



Low level WC and double glazed window to side elevation.

Outside



Gardens to the front with side access gate to the delightful rear gardens, laid mainly to lawn with patio seating areas.

Council Tax Band

The Council Tax Band is Band C.

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

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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

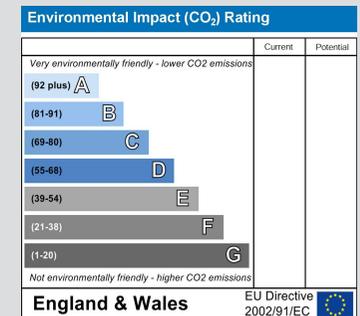
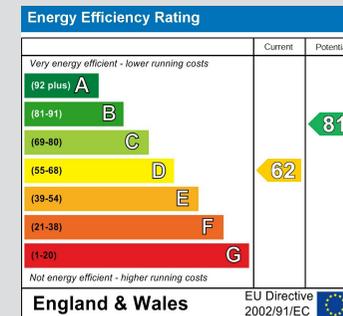
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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Ground Floor



First Floor



Approximate total area⁽¹⁾

87.8 m²

944 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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