









Occupying a popular position within this fashionable area of Whitburn Village close to excellent Amenities and good schools, this three bedroom semi detached home with the added bonus of mature gardens to the rear and a double drive to the front carries a very competitive asking price and is available with no upward chain.

Accommodation is arranged over two floors and comprises a reception hall, lounge, dining room kitchen, three first floor bedrooms and a bathroom whilst features of note include gas central heating and some double glazing.

Walking distance from an extensive range of amenities, the property is set midway between Sunderland City Centre and South Shields and is also close to major road networks leading through to the wider North East Region. This style of property always held in high regard, this delightful home should prove to be very popular indeed and should be viewed as matter of urgency.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Hall

Staircase to first floor, tiled flooring, UPVC double glazed window to front and single radiator.

Living Room 17'11" x 12'2"



UPVC double glazed window to front, single radiator, gas fireplace with feature surround, double doors leading into conservatory.

Conservatory 11'3" x 9'3"



Double glazed windows and French doors to rear garden.

Kitchen 12'1" x 8'2"



Base and eye level units with working surfaces over incorporating sink and drainer unit, double glazed window to rear, wall mounted Worcester boiler, storage cupboard, double radiator.

First Floor Landing

Double glazed window to rear.

Bedroom 1 12'5" x 10'4"



Double glazed window, storage cupboard and single radiator. Access to loft.

Bedroom 2 10'2" x 11'7" into recess



Double glazed window to front, fitted storage cupboard and single radiator.

Bedroom 3 9'2" x 7'6"



Double glazed window and single radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC with concealed cistern and vanity washbasin with cupboards under, and panel bath with overhead shower, tiled walls and floor, double glazed window and heated towel rail.

Outside



Block paved area to the front whilst to the rear delightful lawned gardens with block paved seating area and pond. Side gate to the front of the property.

Council Tax Band

The Council Tax Band is Band A.

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 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

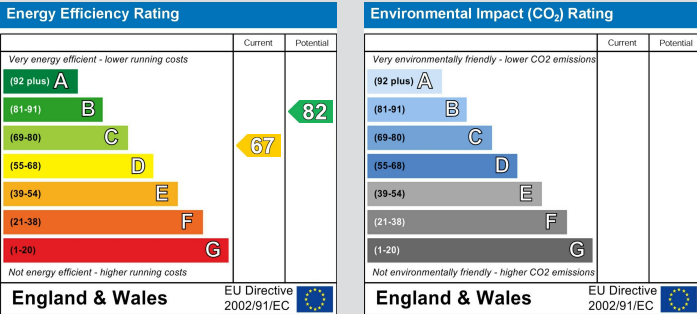
All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves 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.

Opening Times

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

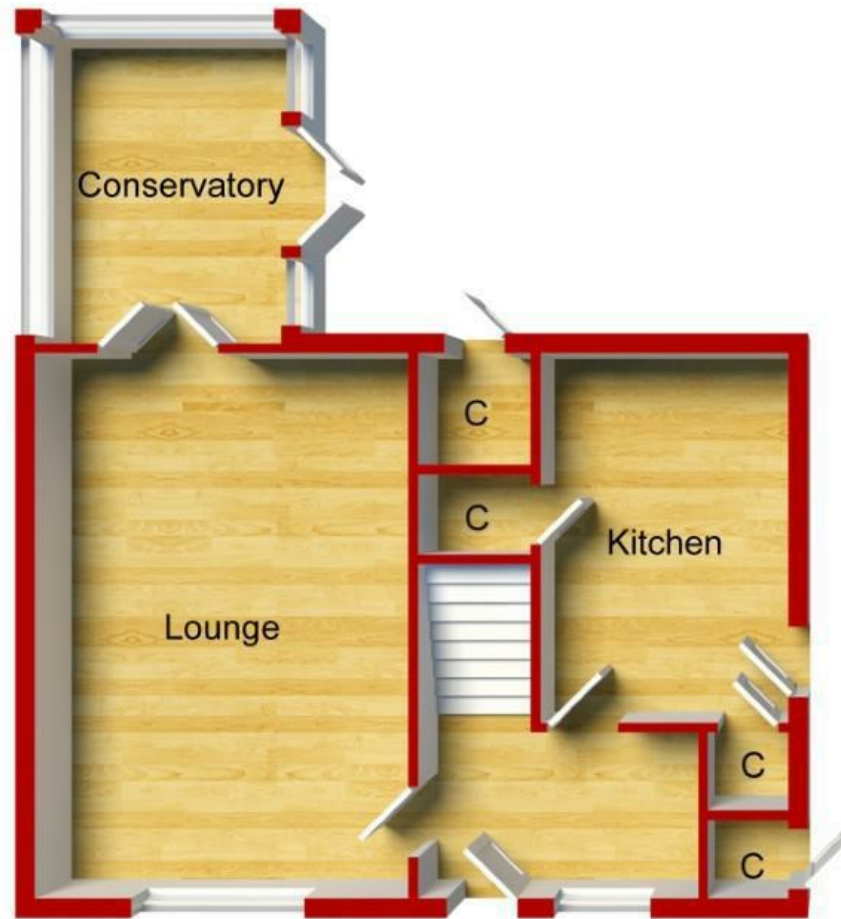
Ombudsman

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

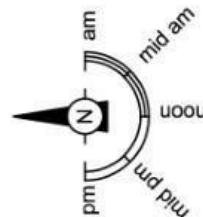


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Ground Floor
Approximate Floor Area
(41.07 sq.m)



First Floor
Approximate Floor Area
(41.07 sq.m)

38 Parry Drive