









This three bedroom semi-detached house, has a beautiful, stylish interior and offers an excellent opportunity to those who wish to be in this highly desirable village. Internally the impressive accommodation on the ground floor includes a hall, an attractive lounge and a fabulous modern dining kitchen to the rear with doors leading out to the garden. To the first floor, there are three bedrooms and a family bathroom/wc. Externally there is block-paving to the front and a superb garden to the rear, laid mainly to lawn with a decked area and planted borders. In walking distance from the village and Whitburn Academy, the property is well placed for an excellent range of amenities and sure to be the subject of considerable interest. Immediate internal inspection is therefore highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Hall

Staircase to first floor, single radiator and understairs storage.

Lounge 12'5" x 11'3"



Double glazed window to front, radiator and cast iron wood burning stove.

Dining Kitchen 18'9" x 11'3"



Contemporary base units with working surfaces incorporating stainless steel sink and drainer unit, integrated gas hob and electric oven with extractor hood over, space for fridge freezer, dishwasher and washing machine. Storage cupboard. Double glazed window to rear and double glazed French door leading out into delightful rear gardens.

First Floor Landing

Bedroom 1 12'3" x 11'3"



Double glazed window to rear and radiator.

Bedroom 2 11'5" x 9'9" into fitted wardrobes



Double glazed window to rear, radiator and built in wardrobes x2.

Bedroom 3 8'4" x 8'10"



Double glazed window to front and radiator.

Bathroom



Low level WC, washbasin and panel bath with overhead shower and glass screen - white suite, double glazed window, tiled walls and heated towel rail.

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MAIN ROOMS AND DIMENSIONS

Outside



Black paved area to the front with on street parking, side access through to delightful well presented gardens with planted border and timber decked area. Timber shed.

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.

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Important Notice Part 2

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Sea Road Viewings

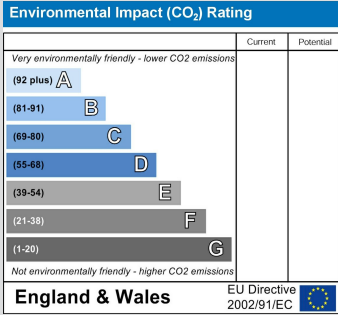
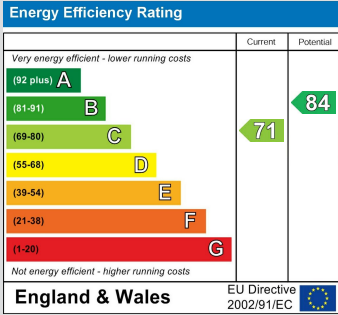
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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