









Set within the heart of Whitburn Village, and walking distance from all local amenities and good schools, this popularly situated three bedroom semi with west facing gardens to the rear and a double drive to the front, offers an exciting opportunity for first time buyers and families alike. Available with no upward chain, the property internally comprises reception hall, lounge, dining room, conservatory, kitchen, three bedrooms and a shower room, the property benefits from gas central heating and UPVC double glazing and whilst in need of cosmetic enhancement, carries huge potential. Within easy reach of the coast, the property is also well placed for Sunderland City Centre, South Shields, Newcastle and beyond. Immediate internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Reception Hall

Spindle balustrade staircase, understairs storage cupboard, single radiator.

Kitchen 11'8" x 7'10"



Selection of base and eye level units with stone coloured working surfaces, single drainer 1 1/2 bowl stainless steel sink unit plus mixer tap, gas hob with overhead extractor hood, built under electric oven, plumbing for washer, space for under bench fridge and freezer, tiled floor, UPVC lined ceiling, tiled splashbacks, floor tiled, UPVC double glazed window to rear, UPVC double glazed door to side providing access into rear gardens. Door to dining room.

Lounge 11'2" x 12'4"



UPVC double glazed oriel bay window to front, single radiator, living flame gas fire with marble surround, insert and hearth, timber panelling to walls, coved cornicing to ceiling, arch through to

Dining Room 10'8" x 11'3"



Single radiator and UPVC double glazed sliding patio door to conservatory.

Conservatory 10'3" x 7'1"



Maximum dimensions, tiled floor, UPVC double glazed door leading out into west facing rear gardens.

First Floor Landing

Access point to partially floored loft via retractable aluminium ladder. UPVC double glazed window to side.

Bedroom 1 (rear) 12'7" x 11'3"



Maximum dimensions into fitted wardrobes with sliding mirror fronted doors, UPVC double glazed window to rear, single radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 (front) 10'0" x 11'7"



Into fitted wardrobes with sliding mirror fronted doors, UPVC double glazed window to front, single radiator.

Bedroom 3 8'9" x 8'4"



Maximum dimensions incorporating a bulk head cupboard, UPVC double glazed window to front, single radiator, laminate flooring.

Shower Room



Low level WC with concealed cistern, washbasin vanity unit with cupboards under, large walk in shower enclosure with Rainforest shower head and hand head shower attachment - white suite with Limestone effect wall and floor tiles, chrome ladder design heated towel rail, UPVC double glazed window to rear, UPVC lined ceiling, fitted mirror with pelmet lighting.

Outside



Block paved drive providing car standage for at least three cars accessed via double wrought iron gates, passage to side leading through to west facing rear gardens with a timber shed, hard landscaping and planted borders.

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

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MAIN ROOMS AND DIMENSIONS

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

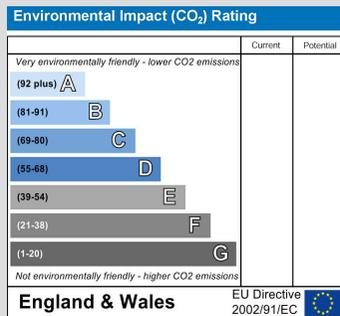
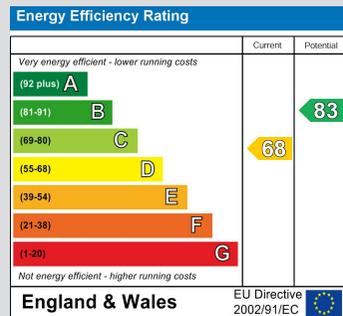
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

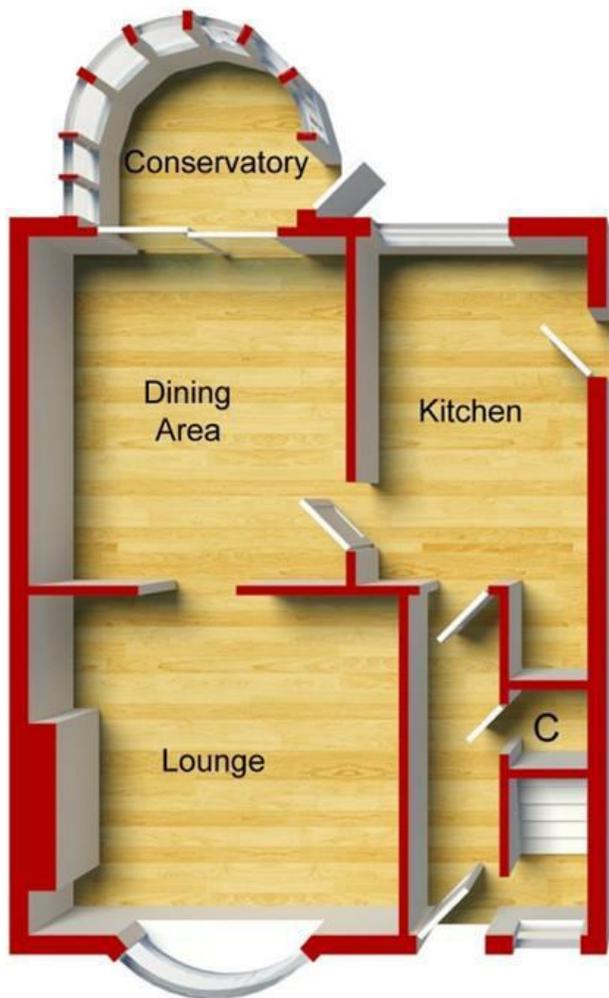
Ombudsman

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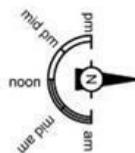
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Ground Floor
Approximate Floor Area
(40.79 sq.m)



First Floor
Approximate Floor Area
(40.79 sq.m)



7 Wellands Court