









Available with immediate vacant possession and no upward chain, this surprisingly spacious two bedroom and two reception room Victorian mid terraced property with west facing courtyard to the rear, occupies a highly sought after position close to the centre of Whitburn Village with its outstanding urban amenities. Just a short walk from Whitburn Academy and the clifftops at Whitburn, the property is close to award winning Blue Flag beaches and offers an excellent opportunity to first time buyers and DIY enthusiasts.

In need of some updating and modernising the property carries huge potential and features internal accommodation comprising entrance lobby, reception hall, lounge, living room, kitchen, bathroom, two double size first floor bedrooms and in addition to the courtyard at the rear has a forecourt to the front. Benefiting from gas central heating and UPVC double glazing, this popularly situate home is sure to be very popular and immediate internal inspection is therefore unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed door to

Entrance Lobby

Part glazed door to

Reception Hall

Spindle balustrade staircase.

Lounge 12'7" x 13'3"

UPVC double glazed window to front, double radiator.

Living Room 12'8" x 19'1"

UPVC double glazed French doors leading out into rear west facing courtyard, living flame gas fire with timber feature surround, marble insert and hearth, dado rail.

Kitchen 8'10" x 12'4"

Base and eye level units with timber working surfaces incorporating a circular bowl single drainer sink unit with pedestal mixer tap, five burner gas hob with overhead extractor hood, space and plumbing for dishwasher, space for fridge freezer, double electric oven, double radiator, tiled splashbacks, UPVC double glazed window to side, wall mounted gas combination boiler serving hot water and radiators.

Rear Lobby

Plumbing for automatic washing machine. UPVC double glazed door providing access to the rear courtyard.

Bathroom

Low level WC, washbasin and bath with overhead shower and glass screen - white suite with wall tiles, laminate flooring, double radiator, UPVC double glazed window to side.

First Floor Landing

Access point to loft.

Bedroom 1 (front) 11'2" x 13'6"

UPVC double glazed dormer window to front, built in wardrobes, double radiator.

Bedroom 2 (rear) 11'1" x 17'7"

Maximum dimensions into fitted wardrobes with sliding mirror fronted doors, double radiator, velux window, built in cupboard, original fireplace.

Outside

Forecourt to front, enclosed courtyard to the rear with a westerly position.

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.

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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