









Occupying a desirable position on Whitburn Village Green, this period style, stone built double fronted family home with substantial south facing gardens to the rear, offers the perfect opportunity to those discerning purchasers searching for something special. Available with no upward chain, the property offers comfortable living accommodation which includes an entrance porch, lounge, dining room, orangery, kitchen with separate utility and ground floor WC, three first floor bedrooms and a study together with an en-suite shower and family bathroom. Benefiting from gas central heating and period style sliding sash double glazed windows recently installed by "Everest", the property is ideal for those who are searching for a home which could be extended and with potential for further development. Located in a wonderful set back position just a short walk from Whitburn's clifftops with magnificent coastal walks and award winning Blue Flag beaches, the property is just a stones throw from outstanding Ofsted rated schools and superb amenities such as boutique shops, bars and cafes. Close to major road networks serving the wider North East region, this outstanding home is indeed a rare instruction and opportunity within this historic and picturesque village and immediate internal inspection is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Part glazed door to

Entrance Portico

Timber framed Georgian design double glazed windows to side aspects, Quarry tile floor, glazed door to

Reception Hall with Dining Room 10'4" x 16'1"



Two radiators, coved cornice to ceiling, turned spindle balustrade staircase.

Principal Lounge 12'2" x 15'8"



Recently installed UPVC double glazed Georgian design sliding sash double glazed windows to both front and rear aspects, fireplace with feature surround, tiled insert and hearth, arched alcoves with fitted shelving, low level radiators with radiator cover, fitted cupboards.

Orangery 13'5" x 13'10"



Double radiator, walk mounted electric heater, tiled floor and wonderful views over spacious south facing rear gardens, French doors out onto patio seating area.

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Kitchen 12'10" x 10'4"



Selection of base and eye level units with Corian working surfaces incorporating a Franke inset 1 1/2 bowl stainless steel sink unit with period style mixer taps, electric hob with overhead extractor hood and built under double electric oven, integrated dishwasher and fridge freezer, Welsh dresser with fitted shelving and plate rack, tiled floor, UPVC double glazed Georgian design sliding sash windows to rear elevation, large understairs storage cupboard.

Utility 7'8" x 8'7"

Fitted cupboards with single drainer stainless steel sink unit, plumbing for automatic washing machine, wall mounted gas boiler serving hot water and radiators, built in cupboard.

Ground Floor WC

Timber framed double glazed Georgian design window to rear elevation.

Lobby

Double glazed window and part glazed door leading out into spacious rear gardens.

First Floor Landing

UPVC double glazed Georgian design sliding sash windows to front elevation overlooking the village green, built in cupboard with fitted shelving.

Bedroom 1 13'1" x 17'2"



Maximum dimensions into large bay to front elevation with UPVC Georgian design sliding sash windows, second window to rear elevation overlooking south facing gardens with UPVC double glazed sliding sash Georgian design windows, double radiator, fitted wardrobes and overhead cupboards.

Jack & Jill En-Suite Shower



Low level WC, washbasin vanity unit and step ion shower enclosure with retractable doors - attractive white suite with UPVC double glazed Georgian design sliding sash windows to rear elevation and tiled walls.

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Bedroom 2 9'10" x 3'10"



UPVC double glazed Georgian design sliding sash windows to rear elevation overlooking south facing gardens, double radiator, walk in closet with hanging rails and fitted shelving, door to Jack & Jill en-suite shared with master bedroom.

Bedroom 3 7'11" x 12'0"



UPVC double glazed Georgian design sliding sash windows to front elevation, single radiator, fitted wardrobes and overhead cupboards.

Study 3'8" x 6'3"



Window to rear elevation with secondary double glazing overlooking south facing rear gardens.

Family Bathroom 8'9" x 8'3"



Low level WC, free standing washbasin with fitted mirror and

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lights over, panel bath with shower mixer tap and glass screen - white suite with part tiled walls, tiled floor, UPVC double glazed Georgian design sliding sash windows to rear elevation overlooking the rear gardens. Built in cupboards with fitted shelving and hot water tank. Large heated towel rail.

Front Exterior



Attractive town garden to the front with landscaping and cobble stone path leading to front porch overlooking green to the front with a wonderful set back position, large area to the front with ample parking space for numerous cars leading to integral GARAGE with double timber doors, 2.53 x 5.20 which shares an open plan arrangement with utility access just from the kitchen.

Rear Exterior



To the rear there are substantial mature walled gardens

which enjoy a wonderful open south facing aspect, featuring various patio seating areas, outhouses and a large detached STORE with double timber gates. The property has extensive lawns and established borders together with mature trees and a potting shed.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band F and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

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:-

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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.

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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

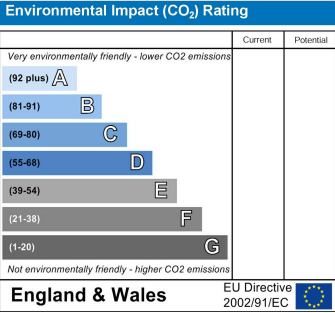
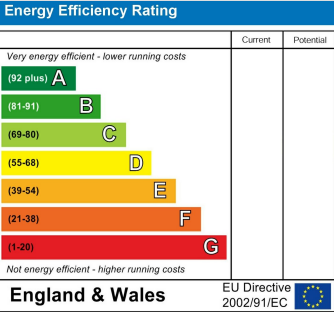
Ombudsman

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

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