









Occupying a popular position on this exclusive clifftop development comprising of detached executive homes, this modestly priced four bedroom and two bathroom detached home with south facing gardens to the rear, offers an excellent opportunity to families searching for a home within walking distance of Whitburn Village centre and Whitburn Academy.

AVAILABLE WITH NO UPWARD CHAIN, the property internally comprises reception hall with ground floor washroom, lounge with bi-folding doors, open plan dining room and kitchen with separate utility, four first floor bedrooms, an en-suite and a family bathroom and externally, a three car drive to the front, integral garage and enclosed gardens to the rear.

Benefiting from gas central heating and UPVC double glazing together with artificial lawns for low maintenance gardening, the property has some lovely sea views at first floor level and should prove to be very popular due to its competitive price.

MAIN ROOMS AND DIMENSIONS

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.

Ground Floor

Double glazed Composite door to

Reception Hall

Tiled floor, single radiator.

Washroom



Low level WC, wall mounted washbasin - attractive white suite with wall and floor tiles, UPVC double glazed window to front, LED downlights.

Dining Room 13'6" x 13'1"



Turned spindle balustrade staircase, tiled flooring, wall preparation for flat screen TV, UPVC double glazed window to side, open plan space shared with

Kitchen Area 13'11" x 8'4"



Good selection of base and eye level units with granite working surfaces and upstands incorporating a 1 1/2 bowl inset stainless steel sink unit with pedestal mixer tap, integrated appliances include a four burner gas hob with glass splashback and overhead extractor hood, split level electric oven and microwave oven, fridge freezer, dishwasher, plinth heater and large floor to ceiling UPVC double glazed picture window, wall tiles, low level double radiator, downlights.

Utility 6'5" x 5'0"

Base units with granite working surfaces and upstands, inset 1 1/2 bowl stainless steel sink unit with pedestal mixer tap, space and plumbing for automatic washing machine, tiled floor, single radiator, cloaks cupboard, interconnecting door to garage.

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MAIN ROOMS AND DIMENSIONS

Lounge 11'3" x 16'3"



UPVC double glazed bi-folding patio doors leading out onto south facing patio seating area, double radiator, built in speaker system to walls and ceiling connecting to television.



First Floor Landing

Crystal chandelier, single radiator and double fronted built in linen cupboard.

Bedroom 1 10'5" x 10'0"



To front of built in wardrobes with sliding glass doors, UPVC double glazed window to front with wonderful views across greenbelt towards the sea, wall mounted ait conditioning system, double radiator.

En-Suite Shower Room



Wall mounted WC with concealed cistern, wall mounted washbasin with vanity drawer unit, large walk in shower enclosure - attractive white suite with wall and floor tiles, ceiling mounted extractor unit, LED downlights, heated towel rail.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'9" x 9'0"



to front of fitted wardrobes with sliding doors, single radiator, UPVC double glazed window taking in wonderful views, wall preparation for flat screen TV.

Bedroom 3 12'6" x 8'6"



Into fitted wardrobes, UPVC double glazed windows to south and east aspect with wonderful views to the east aspect taking in greenbelt and sea beyond, single radiator, wall preparation for flat screen TV.

Bedroom 4 6'3" x 12'7"



Into fitted wardrobes, overhead cupboards and drawers, UPVC double glazed window, fitted bedside cabinets and headboard, LED downlights.

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MAIN ROOMS AND DIMENSIONS

Family Bathroom



Wall mounted WC with concealed cistern, washbasin vanity unit with drawers under, double ended panel bath with overhead Rainforest shower head and glass screen, wall mounted taps and hand held shower riser - attractive white suite with part tiled walls, tiled floor, LED downlights, UPVC double glazed window to front, ladder design heated towel rail, ceiling mounted extractor unit.

Outside



Block paved driveway with space for three cars leading to integral GARAGE with up and over door, single gate to side with additional space for storage of wheelie bins etc, leading through to south facing landscaped gardens with artificial lawn and block paved patio seating area accessed directly from the lounge.



Views Across Greenbelt & Sea



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MAIN ROOMS AND DIMENSIONS



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

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.

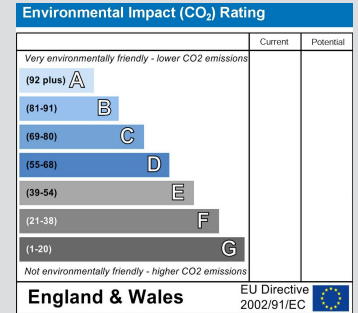
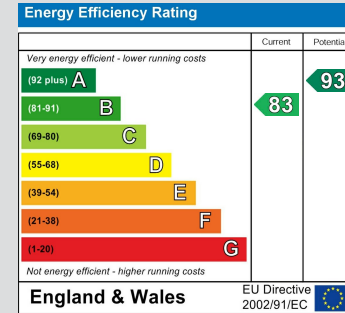
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Opening Times

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

Ombudsman

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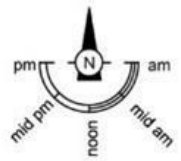
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Ground Floor
Approximate Floor Area
(67.75 sq.m)



First Floor
Approximate Floor Area
(52.08 sq.m)



8 Range View