









Enjoying a beautiful open aspect to the front, this extended three bedroom semi-detached provides an impressive standard of accommodation. The property is accessed via an entrance porch that leads through to a hall with staircase to the first floor. There is an attractive lounge to the front and to the rear a superb dining kitchen opening through to a fabulous family room with French doors to the garden. On the first floor there are three bedroom and a stunning contemporary family bathroom/wc. Features of the property include, a double width block-paved drive, a delightful rear garden, gas central heating to radiators and UPVC double glazing. This property is ideally placed for Whitburn Village and its extensive amenities including boutique shops, pubs and cafes, as well as highly regarded schools. There are excellent transport connections available to wider parts of the region and major road links. We highly recommend viewing to appreciate the standard of accommodation on offer and to avoid disappointment.

# 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

Access via Composite entrance door to

## Entrance Porch

Tiled floor, double glazed window and inner double door leading through to

## Hallway

Radiator and staircase to first floor.

## Lounge 12'6" into alcoves x 11'2"



Double glazed window to front and radiator.

## Dining Kitchen 17'4" x 11'2"



Impressive dining kitchen fitted with an excellent range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include a double oven and hob, space for fridge freezer, washing machine and tumble dryer. Built in cupboards to alcoves and double glazed window to rear overlooking the garden. Opening through into

## Family Room 15'2" x 8'7"



Double glazed French door to patio, radiator and double glazed window to rear.

## First Floor Landing

Double glazed window.

## Bedroom 1 11'4" x 11'1"



Double glazed window to rear and radiator.

## Bedroom 2 11'4" x 9'10"



Double glazed window to front and radiator.

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## Bedroom 3 8'9" x 8'3" narrowing to 5'6"



Double glazed window to front, radiator and built in cupboard over the stairhead area.

## Bathroom



Fitted with a contemporary suite comprising of a low level

WC with concealed cistern, washbasin set into vanity unit and panel bath with mains shower over, double glazed window and ladder style radiator.

## Outside



Double width block paved driveway to the front whilst to the rear there is an attractive garden with a patio and lawned area as well as planted borders.

## Council Tax Band

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

## 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

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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](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

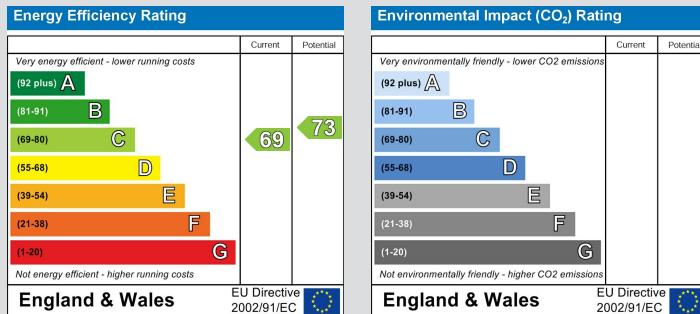
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

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