



Wellands Lane, Whitburn, Sunderland

O.I.R.O £154,950

SALES & LETTINGS







Occupying a corner plot with generous south facing gardens to the front, side and rear and the added bonus of a double length drive, this tastefully appointed three bedroom semi detached home situated within close proximity of Whitburn Village centre offers an excellent opportunity to both first time buyers and families who wish to be in the catchment area of Whitburn Academy.

Internal accommodation comprises reception hall, lounge, dining room, kitchen, two double bedrooms and one single bedroom to the first floor along with a bathroom. The property also benefits from gas central heating and UPVC double glazing.

Set within this highly sought after coastal locality, the property is in an ideal situation for Sunderland City Centre, South Shields, Newcastle and the wider North East region. Available with no upward chain, this superb home deserves immediate internal inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Reception Hall

Spindle balustrade staircase, understairs storage cupboard, single radiator.

Lounge 11'2" x 12'4"



Electric fire with feature surround, insert and hearth, laminate flooring, coved cornicing to ceiling, UPVC double glazed window to front, double radiator.

Dining Room 11'3" x 9'9"



UPVC double glazed French door to rear garden, single radiator, wall mounted gas combination boiler serving hot water and radiators.

Kitchen 8'8" x 11'3"



Base and eye level units with marble coloured working surfaces incorporating single drainer stainless steel sink unit with pedestal mixer tap, space for gas cooker with overhead extractor hood, plumbing for washer, space for American style fridge freezer, tiled splashbacks, tiled floor, UPVC double glazed window to rear, UPVC double glazed door to side.

First Floor Landing

UPVC double glazed window side and access point to loft.

Bedroom 1 (front) 9'10" x 11'6"



UPVC double glazed window to front, single radiator.

Bedroom 2 (rear) 11'3" x 12'7"



UPVC double glazed window to rear, single radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 (front) 8'9" x 8'2"



UPVC double glazed window to front, single radiator, cabin bed.

Bathroom



Low level WC, pedestal washbasin and panel bath with

overhead electric shower - white suite with tiled splashbacks, UPVC double glazed windows to side and rear, ceiling mounted extractor unit, radiator, electric wall mounted heater.

Outside



Laid to lawn gardens to the side with a southerly aspect, additional lawned gardens to the rear with a westerly aspect, gardens to the front with a double length drive. There is also an external storage cupboard accessed at the side of the property, ideal for storing garden tools.

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:-

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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 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

Visit www.peterheron.co.uk or call 0191 510 3323

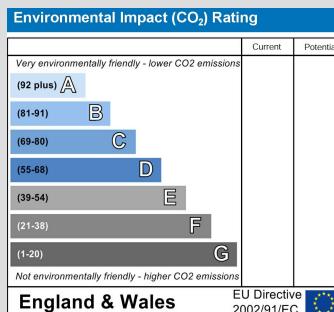
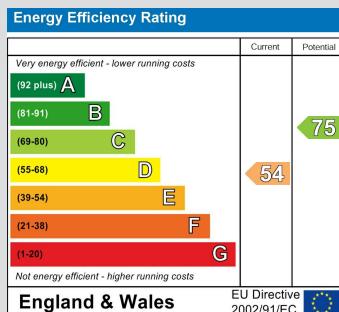
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Ombudsman

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



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