















Sitting along the periphery of the ever sought after South Bents Estate which sits midway between Whitburn Village and Seaburn and is just a stones throw from the sea front along stretches of Award Winning coastline, this fabulous 3 bedroom and 2 reception room semi detached Dutch bungalow occupies a corner site and boasts superb gardens to the side and rear overlooking farmland and taking in wonderful sea views.

The property internally comprises entrance porch, reception hall with parquet flooring, lounge, living room, breakfasting kitchen, a ground floor bedroom and bathroom with separate WC whilst at the first floor level there are 2 large bedrooms and large space to the eaves which is currently used as storage, but has potential for extending the first floor (subject to the appropriate planning approval). Benefitting from gas central heating and UPVC double glazing, the property has gardens to the front, a long drive to the side with detached garage and beautiful gardens to the side and rear with attractive lawns and well stocked, established borders.

Occupying an enviable position within the Estate and with a superb open aspect to the rear, this lovely home is available with no upward chain and is perfect for those who require bedrooms and bathrooms at ground floor level but with additional accommodation for guests and extended family. Internal inspection is highly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed feature door to entrance porch.

## Entrance Porch

Terracotta tiled floor and glazed Georgian style door to reception hall.

## Reception Hall



Parquet flooring and a single radiator.

## Lounge 11'10" x 16'6" (into bay)



With UPVC double glazed window overlooking front garden, double radiator, part parquet flooring, living flame gas fire with timber feature surround, marble insert and hearth, arched recess and a double radiator.

## Living Room 11'11" x 15'8" (into bay)



With UPVC double glazed window overlooking rear gardens, double radiator, living flame gas fire with timber feature surround, marble insert and hearth, arched recess with under stairs storage cupboard and part parquet flooring.

## Breakfasting Kitchen 10'10" x 10'10"



Large UPVC double glazed window to the rear elevation bringing in outstanding views across farmland to South End House and taking in some sea views including Whitburn Bents cottages. There's a double drainer enamel sink unit, wall cupboards, tiled walls, double radiator, built-in cupboards with fitted shelving and vinyl flooring.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 10'10" x 11'10"



UPVC double glazed window to front elevation and a single radiator.

## Bathroom



Pedestal wash basin and bath with overhead electric shower

and folding glass screen. There are tiled walls, UPVC double glazed window to rear elevation and a single radiator.

## Separate WC



Fit with low level WC and a double glazed window.

## First Floor Landing

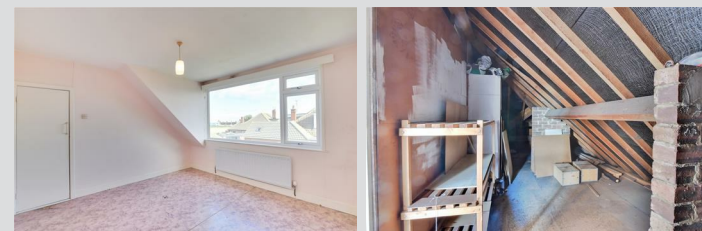
Serving bedrooms 2 and 3.

## Bedroom 2 11'8" x 12'0"



Large UPVC double glazed dormer window to the rear commanding sea views across farmlands towards the sea and Whitburn Bents cottages. There is a door providing access to a large space within the eaves which would allow for further development subject to the appropriate planning approval. There's a built-in cupboard with fitted shelving and a single radiator.

## Bedroom 3 12'0" x 11'1"



Large UPVC double glazed window with views across farmland towards Moor Lane Whitburn, built-in wardrobes with hanging rails and fitted shelving and a single radiator.

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# MAIN ROOMS AND DIMENSIONS

## Outside



There are gardens to the front with a long drive providing off street parking for 2 cars leading to an attached brick garage. As the property sits along the edge of South bents Estate and occupies a corner plot it has generous gardens to the side and rear which enjoy the sunshine all day long and boasts magnificent views across farmland down to the sea whilst taking in Whitburn Bents cottages. There are extensive lawns and well established, fully stocked borders with interest all year round. An area to the rear of the property features a brick store which is perfect for the storage of tools etc... and this property possesses magnificent potential.

## Garage 20'1" x 9'1"

With retractable Hormann garage door, single glazed window to rear elevation with sea views and there is a single door providing access directly out into the rear gardens.

## 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

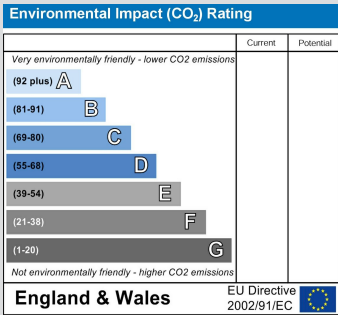
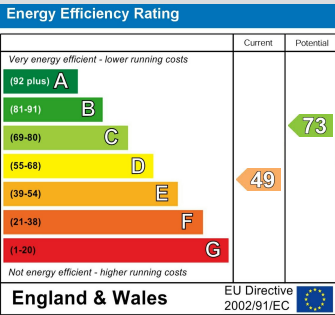
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.

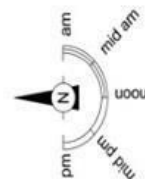


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Ground Floor  
Approximate Floor Area  
(84.88 sq.m)



First Floor  
Approximate Floor Area  
(29.53 sq.m)

5 Bilsdale