









An extended and beautifully appointed three bedroom semi-detached house, situated within the highly desirable village of Whitburn. Internally the stylish accommodation includes a hall with staircase to the first floor, an attractive lounge to the front and a fabulous open plan kitchen, dining and family area to the rear. The kitchen is fitted with an excellent range units, a feature island, a selection of integrated appliances and French doors to the patio. On the first floor there are three bedrooms and a modern family bathroom/wc. A fixed staircase from the second bedroom leads up to an excellent loft space, floored and boarded out with a window, radiator, power and lighting. Externally there is a generous block-paved driveway to the front, a useful side access and a pleasant low maintenance garden to the rear with artificial grass and a patio area. Benefits of the property include double glazing, gas central heating to radiators and solar panels that we have been advised by our client are owned and not leased. This ideally situated home provides easy access to Whitburn Village, Whitburn Academy, transport connections and the magnificent coastline. Viewing is essential to appreciate this exceptional home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door to

Entrance Hall



There is a radiator and staircase to the first floor.

Lounge 12'5" into alcove x 11'2"



Double glazed window to the front and a radiator.

Open Plan Kitchen/Dining & Family Room 18'11" x 11'2" plus 11'9" narrowing to 5'10" x 15'



A fabulous open plan kitchen/dining and family area. The kitchen is fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit and a breakfast bar. Integrated appliances include electric oven and electric hob, as well as a slimline dishwasher. Space has been provided for the inclusion of an American style fridge freezer and a washing machine. There is a tall feature radiator, double glazed French door to the patio and double glazed windows overlooking the garden.

First Floor Landing



Double glazed window and doors to the three bedrooms and bathroom.

Bedroom 1 11'5" x 9'10"



Double glazed window to the front and a radiator.

Bedroom 2 11'3" x 7'1" extending to 9'8" inc staircase area



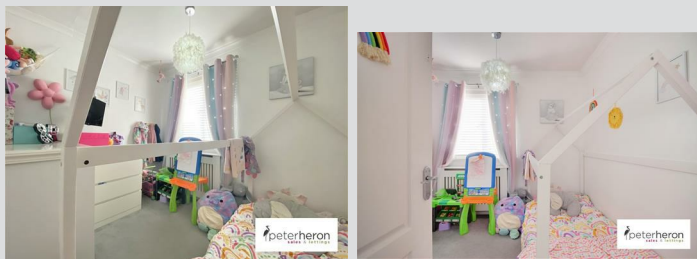
Double glazed window to the rear, radiator and a fixed staircase to the loft space.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 8'9" x 8'3"



Double glazed window to the front and a radiator.

Bathroom



Three piece modern suite with a low level WC with concealed cistern, wash hand basin vanity unit and a panelled bath with mains fed shower over. The bathroom also has a radiator and a double glazed window.

Loft Space



This superb loft space is accessed via a fixed staircase in bedroom 2. The loft area is floored and boarded out, it has a double glazed window and a radiator, power and lighting.

Outside



To the front of the property there is a block paved drive providing off street parking, there is a beautiful side access and to the rear theres a delightful garden with artificial grass and a patio area.

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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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MAIN ROOMS AND DIMENSIONS

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

Ombudsman Fst

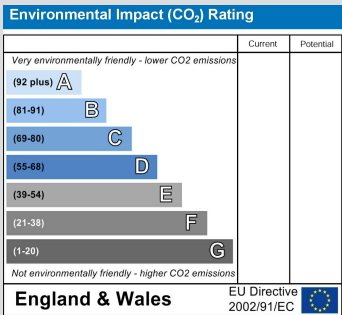
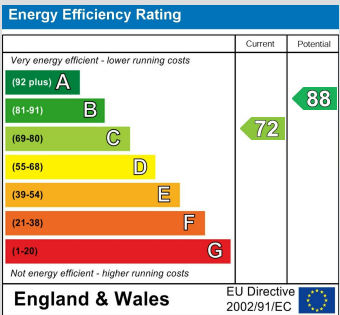
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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.



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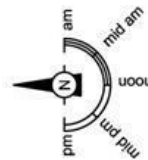
Ground Floor
Approximate Floor Area
(56.28 sq.m)



First Floor
Approximate Floor Area
(39.39 sq.m)



Attic Space
Approximate Floor Area
(17.21 sq.m)



22 Farrow Drive