



31 Manse Avenue
Whitburn EH47 0BD
Offers Over £122,500

Caesar & Howie
Solicitors & Estate Agents



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This is a spacious and popular style semi detached villa, that is located within a central and sought after area. It will provide an excellent family home, investment project or future rental property. It has great potential for modernisation and upgrading , which will be required. All rooms are well proportioned and it is set within good size gardens, also with driveway to side. The town centre, public transport, schools and amenities are all within easy reach. Immediate/ flexible entry is available. Chain free sale.

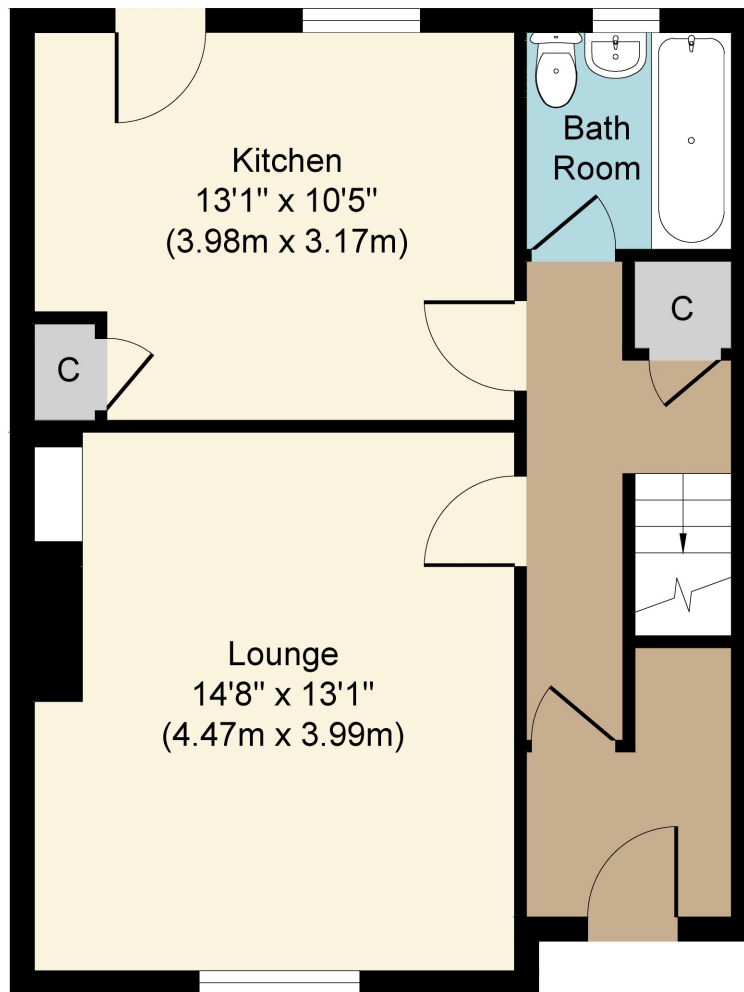
- Entrance & hallway
- Spacious lounge
- Kitchen/breakfast room
- Three bedrooms
- Bathroom
- GCH & Partial DG
- Gardens & driveway
- Council Tax Band B



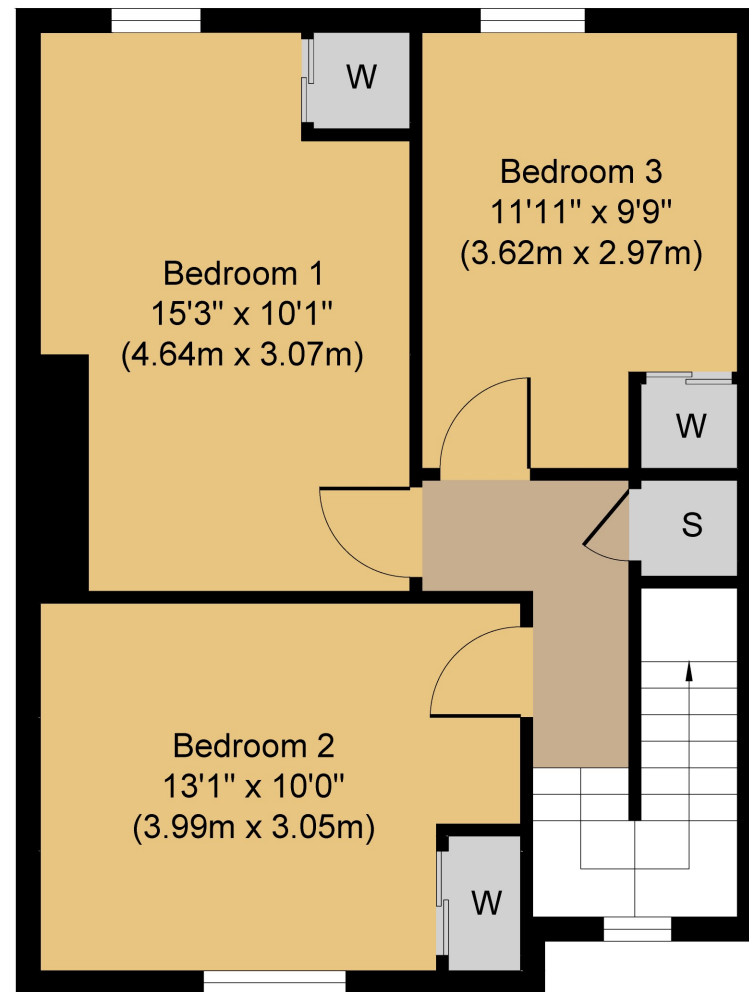
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email property@caesar-howie.co.uk



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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.