

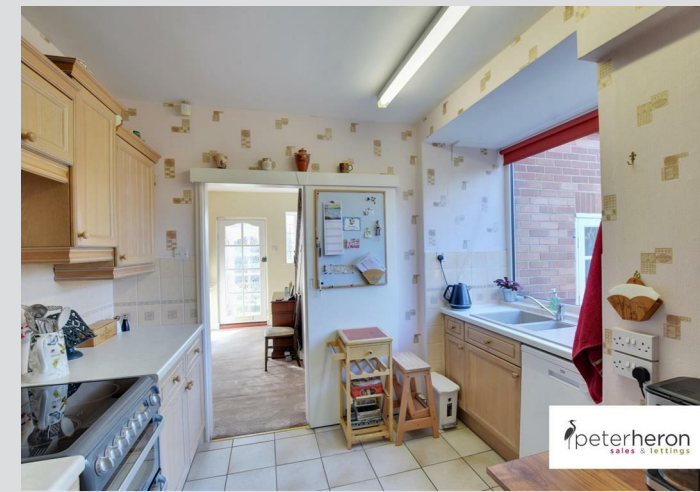


for sale
peterheron
081 910 3333
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Tucked away on this sought after and extremely quiet cul-de-sac positioned just off the Sea Front on the ever fashionable South Bents Estate set midway between Whitburn and Seaburn and with award winning Blue Flag beaches within two minutes walking distance; this popular style four bedroom bay windowed semi detached home, offers an exciting opportunity for those families who wish to live within this highly desirable coastal location.

Enjoying a head of cul-de-sac position, the property sits within a lovely site and has secluded mature west facing gardens to the rear, with additional south facing gardens to the side with a greenhouse and vegetable patch, a double drive to the front and internally comprises entrance porch, reception hall, lounge, dining room, kitchen, utility, ground floor shower room, four first floor bedrooms and a bathroom whilst features of note include gas central heating and UPVC double glazing to most windows.

Available with no upward chain, the property offers a comfortable internal living space which would benefit from some cosmetic enhancement, but with huge potential. Walking distance from Whitburn Village with its breath taking coastal walks and superb amenities including boutique shops, cafes, micro pubs, supermarkets and Latimer's Seafood Deli and to the south, all of the superb amenities Seaburn and the Sea Front has to offer; this superb home offers an extremely rare opportunity for purchases in the search for a beautiful home, in a quiet location and representing a "once in a generation" opportunity for those who wish to live in a tranquil yet extremely convenient location. Internal inspection unreservedly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Georgian design glazed door to

Entrance Porch

Door to

Reception Hall



Spindle balustrade staircase, understairs cloaks cupboard leading to utility.

Utility 7'11" x 7'8"



Wall mounted gas combination boiler serving hot water and radiators, glazed door to rear gardens.

Ground Floor Shower Room 5'11" x 3'11"



WC, washbasin and walk in shower enclosure - white suite with anti-slip flooring, UPVC double glazed window to front.

Lounge 12'0" x 14'0"



into UPVC double glazed bay window overlooking mature and well maintained gardens to the front, single radiator, coved cornicing to ceiling.

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MAIN ROOMS AND DIMENSIONS

Living Room 12'1" x 18'5"



Large bay with timber framed double glazed windows and French doors leading into west facing mature rear gardens, fireplace, arched alcoves, fitted wall units, double radiator.

Kitchen 10'6" x 10'4"



UPVC double glazed bay window to side, wall and floor cupboards with working surfaces over incorporating a single drainer sink unit, plumbing for dishwasher, space for electric cooker and fridge, double radiator, Georgian style door to rear porch.

Rear Porch



Plumbing for washer, space for tumble dryer, fitted shelving.

First Floor Landing

Bedroom 1 (front) 12'0" x 14'4"



into UPVC double glazed bay window to front providing some sea views, single radiator.

Bedroom 2 (rear) 11'3" x 12'0"



UPVC double glazed window, radiator.

Bedroom 3 (front) 6'9" x 7'10"



UPVC double glazed window, radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 4 15'5" x 6'5"



UPVC double glazed windows to front and rear aspects.

Bathroom

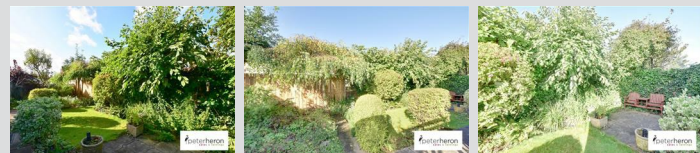


Washbasin and bath.

Seperate WC



Outside



Mature gardens to the front with established borders, drive to the side providing off street parking for at least two cars. Enclosed west facing gardens to the rear enjoying a wonderful secluded spot with mature specimen trees shrubs and perennials. Various seating areas are positioned around the garden and are ideal for those searching for a tranquil spot in the sun or sheltering under dappled sunlight beneath the lovely mature weeping birch. To the side of the property, is a sheltered south facing garden comprising vegetable patch with mature rhubarb and redcurrant bush, together with a greenhouse.

Council Tax Band

The Council Tax Band is Band D.

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:-

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

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MAIN ROOMS AND DIMENSIONS

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.

Sea Road Viewings

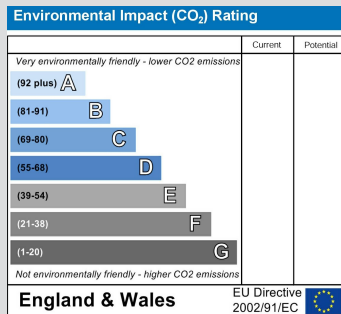
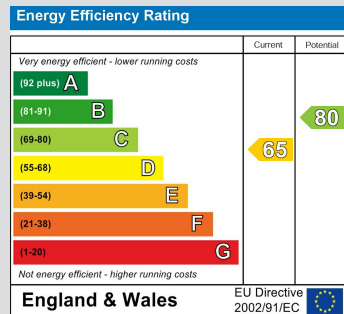
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

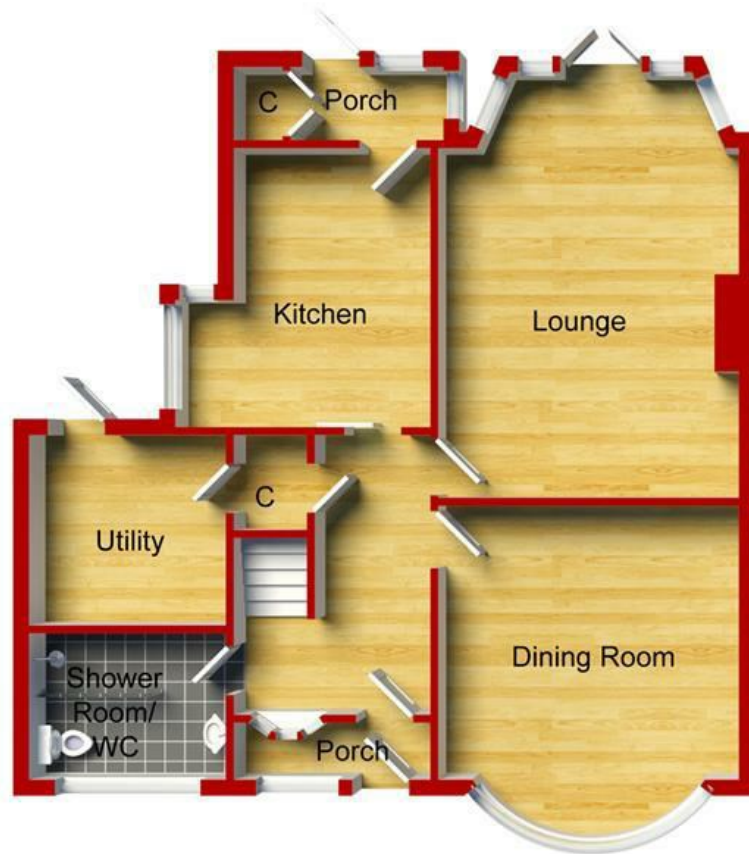
Ombudsman

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

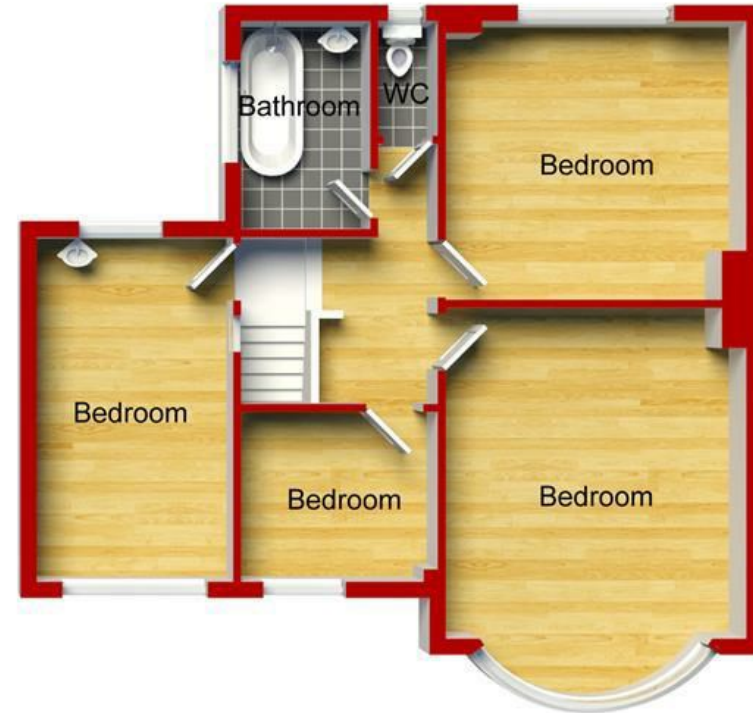


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Ground Floor
Approximate Floor Area
(63.72 sq.m)



First Floor
Approximate Floor Area
(54.99 sq.m)

