















This impressive three double bed roomed and two bathroomed semi detached Dutch Bungalow which sits within a generous plot and enjoys gardens to the front, side and rear and taking in lovely views of Whitburn Parish Church beyond farmland at ground floor level and Bents Cottages and the sea at first floor level, offers an exciting opportunity for those searching for a bungalow on the ever popular and highly fashionable South Bents estate, set midway between Whitburn and Seaburn. Internally, the well appointed living accommodation includes an entrance porch, reception hall with ground floor WC, lounge, dining room, modern fitted kitchen with integrated appliances, a double bedroom with fitted wardrobes, a modern shower room whilst at first floor level there are two double sized bedrooms and a Jack & Jill En-Suite.

Benefiting from gas central heating, UPVC double glazing, and having additional storage space to the loft and large walk in eaves, the property externally boasts beautifully presented gardens to the front, side and rear and a College sett drive with off street parking for up to two cars together with a detached garage. Finished to a good standard throughout, the property is ready to move into and offers immediate access to award winning Blue Flag beaches on Sunderland's stunning sea front and is also close to a superb range of amenities in both Whitburn Village and nearby Seaburn. Immediate internal inspection unreservedly recommended!!



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Georgian design glazed door to

## Reception Hall



Coved cornicing to ceiling, single radiator.

## Ground Floor WC

WC and washbasin vanity with pedestal mixer tap - white suite with tiled splashback, UPVC double glazed window to side, tiled flooring.

## Lounge 11'11" x 16'7"



Into bay with UPVC double glazed window overlooking gardens to the front, contemporary design electric fire with

marble surround, insert and hearth, double radiator, coved cornicing to ceiling, wall lights, feature arched recess.

## Dining Room 12'0" x 16'3"



Living flame gas fire with timber surround, marble insert and hearth, coved cornicing to ceiling, bay with UPVC double glazed windows overlooking gardens to the rear, double radiator, wall lights, arched recess leading to understairs storage cupboard.

## Kitchen 10'9" x 10'11"



A good selection of oak base units with marble coloured working surfaces and upstands incorporating tiled splashbacks and a 1 1/2 bowl stainless steel sink unit, integrated appliances include AEG four burner gas hob with tempered glass splashback and overhead extractor hood, AEG double oven, space and plumbing is provided for an automatic washing machine, dishwasher, whilst there is

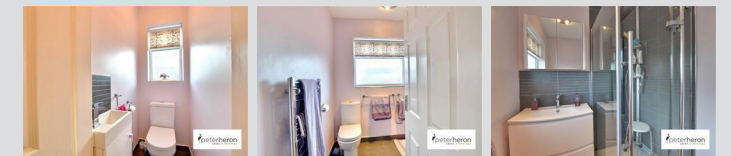
also space for a fridge freezer. A large pantry is located in the corner of the kitchen, UPVC double glazed window overlook the rear garden, tiled flooring, worktop lighting, UPVC double glazed door leading out to south facing side gardens.

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



Maximum dimensions into fitted wardrobes with overhead cupboards, a fitted bedstead and drawers, UPVC double glazed windows overlooking gardens to the front, single radiator.

## Shower Room



Low level WC, washbasin vanity unit with drawers under and mirror fronted medicine cabinet, large corner shower cubicle with rainforest showerhead and body jets together with

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# MAIN ROOMS AND DIMENSIONS

secondary handheld riser - modern white suite with tiled splashbacks, tiled floor, UPVC double glazed window to side, heated towel rail, ceiling mounted extractor unit.

## First Floor Landing

Access point to loft.

## Bedroom 2 (rear) 11'8" x 12'1"



UPVC double glazed window to rear taking in distant sea views across fields towards Bents Cottages and the Sea beyond, single radiator, door providing access to large walk in storage areas within the eaves. Door to Jack & Jill en-suite.

## Jack & Jill En-Suite Shower Room



Low level WC, washbasin vanity unit with pedestal tap and mirror fronted medicine cabinet, corner shower cubicle - attractive modern white suite with wall and floor tiles, ceiling mounted extractor unit.

## Bedroom 3 12'2" x 11'1"



Into dormer window with UPVC double glazed window overlooking gardens to the front, single radiator, door to Jack & Jill En-Suite.

## Outside



Laid to lawn gardens to the front with established well stocked borders, College set drive with off street parking for up to two cars leading to garage. South facing lawned garden to the side with established borders, brick store housing wall mounted gas combination boiler serving hot water and radiators within the dwelling, single gate leading through to lawned gardens to the rear with a lovely vista looking over farmland towards Whitburn Parish church, established lawns, borders well stocked with Lavender, a large patio seating area from where you can enjoy sunshine all day long and enjoy wonderful views.

## Garage 8'3" x 17'10"

With retractable door, UPVC double glazed window to rear, single door to side.

## 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.

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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

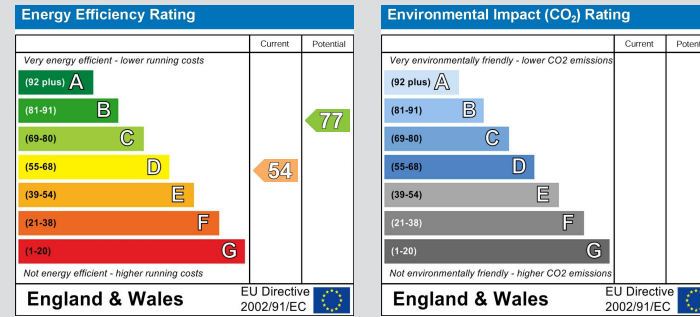
contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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.

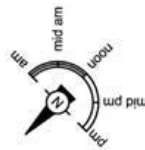


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Ground Floor  
 Approximate Floor Area  
 (85.26 sq.m)



First Floor  
 Approximate Floor Area  
 (51.38 sq.m)

## 6 Bilsdale