

A beautiful and most distinctive 19th Century two-storey three bedroomed terraced cottage with an attractive façade and imposing situation. Internal accommodation is well proportioned and provides good sized family living which consists of a large principal lounge, dining room, kitchen, dining conservatory, three good sized first floor bedrooms, an en-suite and a family bathroom. Boasting many stunning original architectural features including a beautiful cast iron and marble fireplace to the lounge, the property has double glazed timber framed sliding sash windows to the front and benefits from gas central heating. Externally, there are gorgeous south facing mature gardens to the front hidden behind a high level mature privet hedge and, to the rear, a Victorian terraced garden with a delightful seating area and garage providing secure off-street parking. Sitting in an extremely sought after spot adjacent to Whitburn Village Green. Whitburn is a highly regarded Conservation Village with an outstanding countryside setting, situated literally 5 minutes walk from Sunderland's beautiful Coastline.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Entrance portico accessed via stone steps from front garden. Original timber door providing access to

## Reception Hall

A most delightful and welcoming reception hall with stripped and stained floorboards, return staircase, cove cornicing to ceiling, double radiator.

## Lounge 18'0" x 19'3" maximum

Arched alcoves, square hardwood double glazed bay window overlooking front garden, stripped and polished floorboards, two double radiators, magnificent marble fireplace with living flame cast iron insert and granite hearth, coved cornicing and rose to ceiling.

## Inner Hall

Stripped and polished floorboards, timber framed single glazed window overlooking rear gardens.

## Ground Floor WC

Wall mounted extractor unit, timber framed single glazed window to rear elevation, alarm control panel.

## Dining Room 12'7" x 14'4"

Double radiator, coved cornicing to ceiling, hardwood single glazed window to side elevation, shelved pantry, arch to

## Kitchen 6'3" x 14'0"

This delightful hand built Frane kitchen boasts floor cabinets and solid oak working surfaces incorporating a Belfast sink with period style mixer taps, De Dietrich electric halogen induction hob with overhead extractor hood set within beautiful over mantle with fitted shelves and tiled splashbacks. A delightful feature recess believed to be where the original range was to the property is located to the end of the kitchen and has an impressive stone lintel and arched feature recess over. In addition, there is a shelved pantry. Tiled flooring, double radiator, fitted shelving, timber framed single glazed window to side elevation. Steps

lead up to a utility which serves as an extension to the kitchen.

## Extension to the Kitchen 6'0" x 15'5"

Space and plumbing for dish washer, space for fridge, plumbing for automatic washing machine, double radiator, fitted shelving, hardwood single glazed windows overlooking rear gardens, single door to side elevation.

## First Floor Landing

Hardwood framed single glazed window to rear elevation.

## Wash Room

Low level WC and wash basin - white suite with tiled splashbacks. Sliding sash window to side elevation.

## Bedroom 1 12'11" x 18'4" maximum

Square bay with hardwood double glazed windows overlooking front gardens, double radiator, built-in wardrobes and overhead cupboards, coved cornicing and rose to ceiling.

## En-Suite

Corner wash basin and shower cubicle - white suite. Part tiled walls. Tiled floor.

## Bedroom 2 10'11" x 14'2"

Double radiator, hardwood single glazed window to side elevation.

## Large En-Suite Bathroom

Built-in linen cupboards of which one houses a wall mounted gas combination boiler serving hot water and radiators. The en-suite comprises a low level WC, wash basin and vanity unit with fitted shelving and cupboards under and a large walk-in shower enclosure - white suite. Part tiled walls, double radiator and single glazed window to side elevation.

## Bedroom 3 11'5" x 14'7"

Built-in wardrobes and overhead cupboards together with

drawers and a dressing table, hardwood double glazed sliding sash windows to front elevation, double radiator, coved cornicing to ceiling.

## Outside

Outstanding south facing mature gardens to the front with superb lawns and well stocked mature borders, high level privet hedge to the front offering a delightful secluded position and attractive views looking towards Whitburn Hall. Spacious enclosed Victorian garden to the rear with attractive lawns and original stone wall. A single gate provides access out into the rear lane and a remote control electric roller shutter door provides access into garage.

## Garage 9'10" x 18'11"

Windows to the rear and side elevations, single door to the rear.

## 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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# MAIN ROOMS AND DIMENSIONS

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.

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## Council Tax Band

The Council Tax Band is E

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Sea Road Viewings

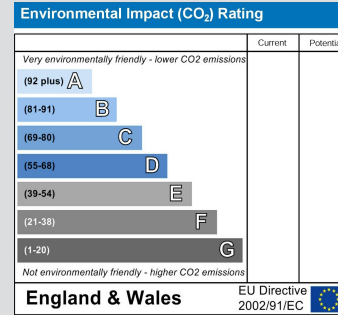
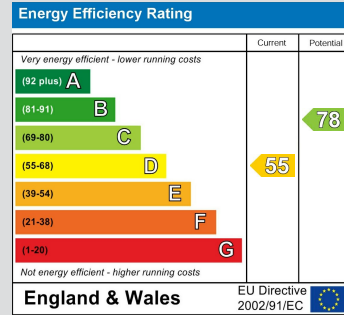
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

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