









This popularly situated 3 bedroom bay window semi sitting within the well established South Bents Estate, set mid way between Whitburn and Seaburn, offers an exciting opportunity to families who wish to live in this wonderful coastal position, just a short stroll from the sea front and award winning blue flag beaches.

Available with no upward chain, the property internally offers accommodation comprising entrance vestibule, hallway, lounge, dining room, kitchen, 3 bedrooms and a bathroom and boasts west facing gardens to the rear.

Perfectly placed for a superb range of amenities including shopping facilities, good schools, restaurants, cafes and bars; this desirable home would benefit from some updating and modernising but is priced accordingly. Immediate internal inspection is highly recommended as considerable interest is expected.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via a UPVC entrance door to

Entrance Vestibule

With double glazed windows to the front and a wooden door leading to

Hallway

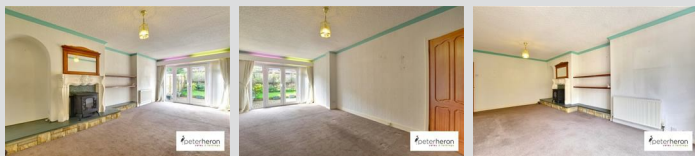
With stairs to the first floor with storage, doors to lounge, dining room and kitchen.

Lounge 12'1" x 11'1" into alcove



Double glazed bay window to the front elevation, two radiators and a stone and oak fireplace with electric fire.

Dining Room 21'1" x 12'1"



Spacious dining room with a impressive fireplace and gas fire, a radiator and double glazed French doors to the garden.

Kitchen 16'1" x 13'5" max



Large kitchen with a range of wooden wall and base units with countertops over, incorporating a 1 1/2 bowl ceramic sink and drainer, integrated gas oven and hobs with overhead fan, space has been provided for the inclusion of a washing machine and a fridge freezer, tiled walls, radiator, storage cupboard, double glazed window to the rear and a door to the rear hall.

Rear Hall

With door to separate wc, double glazed window and UPVC door to the garden.

Seperate WC



First Floor Landing

Bedroom 1 14'0" x 12'0" into bay



Double glazed bay window to the front, two radiators and built in mirror fronted wardrobes and storage.

Bedroom 2 13'8" x 12'1"



Double glazed box bay window to the front, radiator and built in storage.

Bedroom 3/Study 7'10" x 6'9"



Double glazed window to the front and radiator.

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