

This popularly situated 3 bed semi-detached home, set within the catchment area for Whitburn Academy and within walking distance of Whitburn Village centre, offers well proportioned family sized living accommodation finished to a good standard, and is available with no upward chain. Comprising entrance porch, reception hall, lounge, kitchen, conservatory, cloakroom WC, 3 first floor bedrooms and a bathroom and with the added bonus of having a converted loft space perfect for storage, the property benefits from gas central heating and UPVC double glazing whilst externally there are gardens to the rear and a double drive at the front. The property is offered with no onward chain so is for First Time Buyer, this delightful home deserves immediate internal inspection.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via an entrance door into the porch.

## Porch

Inner door into the hall.

## Entrance Hall



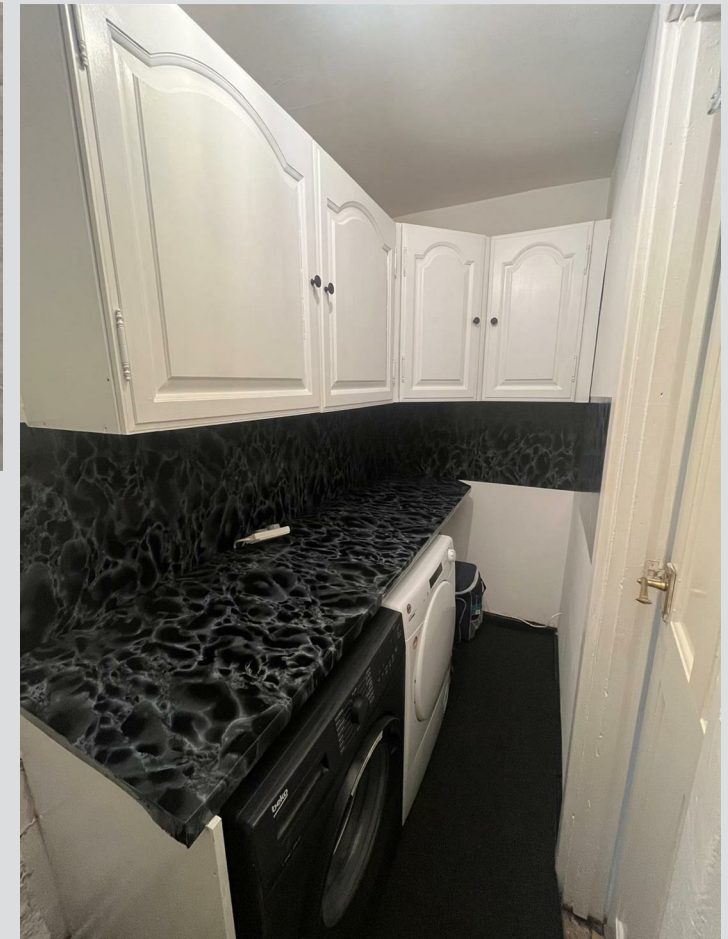
Staircase to first floor landing.

## Cloakroom WC



Low level WC with concealed cistern and wash basin set into vanity.

## Utility 7'10" x 3'6"



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# MAIN ROOMS AND DIMENSIONS

**Lounge 12'5" x 11'5"**



Double glazed bow window to the front, electric fireplace and laminate flooring.

**Kitchen Diner 21'3" x 8'2"**



Fit with a good range of base and eye level units with work surfaces over incorporating a sink unit. Integrated appliances include a double oven and gas hob. There's tiled splashbacks, space for the inclusion of a dining table and door to the conservatory.

**Conservatory 14'5" x 7'2"**



Double glazed windows to the rear, French style door to the rear and a radiator.

**First Floor Landing**

**Bedroom 1 10'9" x 10'2"**



Double glazed window, fitted carpets and a radiator.

**Bedroom 2 11'1" x 10'9"**



Double glazed window, fitted carpets and a radiator.

**Bedroom 3 10'5" x 8'6"**



Double glazed window, fitted carpets and a radiator.

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## Bathroom



Low level WC, wash basin set into vanity unit and a p-shaped panelled bath with shower head over and screen - white suite with double glazed window and heated towel rail.

## Loft Space 21'3" x 4'10"



With a radiator and Velux window.

## Outside

There's a driveway to the front for off street parking and a lawned garden, whilst at the rear there is a garden with a lawn, decked seating area and a storage shed.

### 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

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.

### Council Tax Band

The Council Tax Band is Band B

### 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](http://peterheron.co.uk)

### Opening Times

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

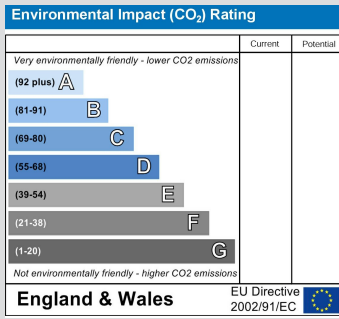
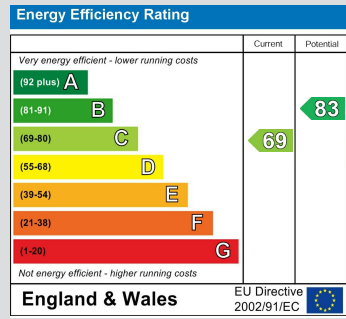
### Ombudsman

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



First Floor



Second Floor

81 Souter View