















Along the clifftops of the picturesque village of Whitburn with breathtaking panoramic sea views to the rear, this tastefully appointed two bedroom and two reception room semi detached home occupies a well proportioned plot with gorgeous gardens to the rear and large drive to the front with space for three cars.

Internal accommodation comprises reception hall, lounge, modern kitchen, large conservatory, bathroom and two first floor double size bedrooms whilst the property also benefits from gas central heating and UPVC double glazing.

Ideal for those searching for a home in a coastal location, the property is well placed for a superb range of amenities in Whitburn Village and is set within the catchment area of Whitburn Academy. Set midway between Sunderland City Centre and South Shields, this delightful home is sure to stir up a huge level of excitement and should be viewed as a matter of urgency to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed composite door to

## Entrance Hall

Serving the lounge.

Lounge 10'10" x 15'8" max dimensions into alcove



Electric fire with feature surround hearth, UPVC double glazed windows to front and side aspects, radiator, wall lights, coved cornicing to ceiling.

## Kitchen 9'8" x 10'4"



Good selection of base and eye level units with granite coloured work surfaces, incorporating a enamel 1 1/2 bowl single drainer sink unit with pedestal mixer tap, integrated appliances include Zanussi induction hob with overhead extractor hood, fan assisted electric oven, slimline dish washer whilst housing and plumbing is also providing from the automatic washing machine, cupboards discretely concealing a wall mounted a gas combination boiler, there are also easy clean UPVC splash back, tiled flooring, UPVC double glazed window and door providing access out into the conservatory, single radiator, built in under stairs cupboard with fitted shelving and space for fridge freezer.

## Conservatory 14'6" x 12'8"



Panoramic sea views to the North East and South, wonderful aspect overlooking gardens, tile effect laminate flooring, radiator, UPVC double glazed French doors providing access out into the gardens.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC with wash basin set into vanity unit and panel bath with overhead shower and glass screen- white suite with tiled walls, laminate flooring, double radiator, UPVC double glazed window to the front elevation.

## First Floor Landing

Access point to loft.

## Bedroom 1 (front) 9'4" x 10'6"



Fitted wardrobe with sliding mirror fronted doors, additional built in wardrobes with over head cupboards and built in

cupboard, laminate flooring, single radiator, UPVC double glazed window taking in breath taking coastal views.

## Bedroom 2 (front) 11'1" x 10'2"



Fitted wardrobe with overhead cupboards, built in cupboards, UPVC double glazed window to front elevation, laminate flooring and radiator, access to eaves storage.

## Outside



Double gates providing access to a large pebble drive with off street parking for up to three cars, attractive boarder with seating area taking in the afternoon sunshine, additional sugared drive space to the side of the property, single gate provides access through to substantial lawned gardens to the rear, featuring attractive lawns, established borders and mature fruit bearing trees together with various patio seating areas, timber shed, brick stall and summer house, backing onto greenbelts, the property has stunning coastal sea views to the rear.

## Tenure Freehold

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

## Council Tax Band

The Council Tax Band is Band A

## 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

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# MAIN ROOMS AND DIMENSIONS

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.



## Sea Road Viewings

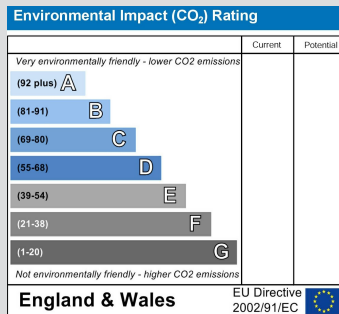
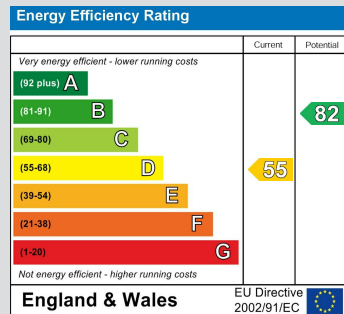
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

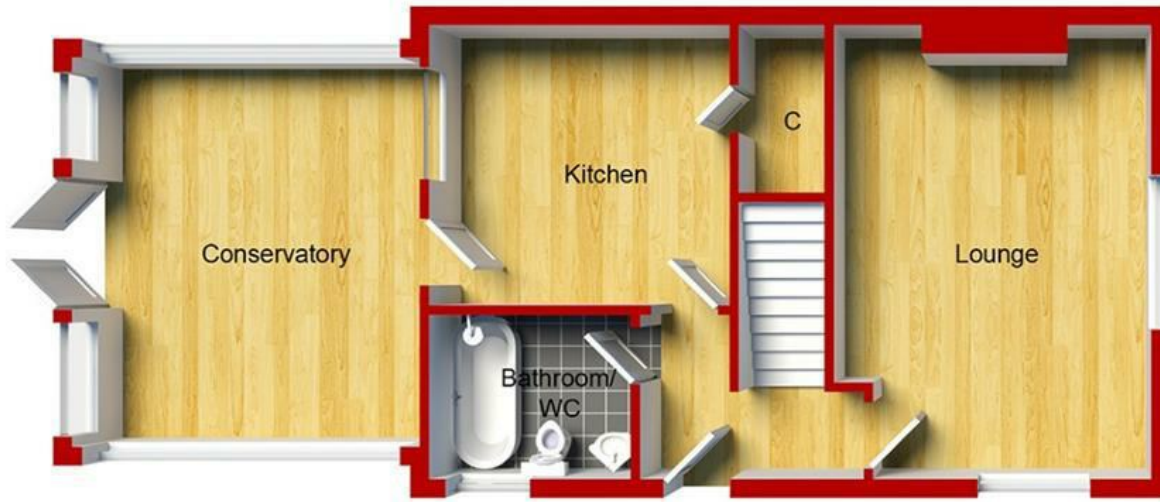
## Ombudsman

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

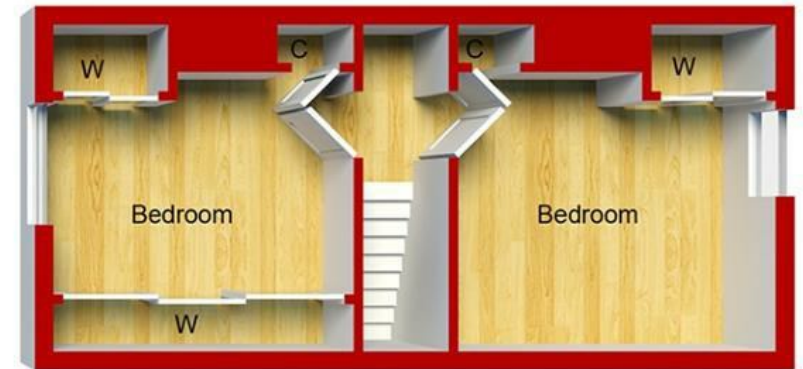
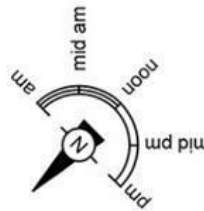


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Ground Floor  
Approximate Floor Area  
(52.42 sq.m)



First Floor  
Approximate Floor Area  
(26.04 sq.m)

23 Rose Crescent