













A newly refurbished terraced property with a pleasant outlook to the front across farmland, being ideally situated close to Whitburn Village Centre and good schools. The well-appointed accommodation comprises a lounge, breakfasting kitchen, three bedrooms, wet room and separate WC. Externally there is a block-paved garden area to the front and a low maintenance courtyard to the rear. This sought after and convenient location is ideal for transport connections to both Sunderland City Centre and South Shields. Benefitting from gas central and UPVC double glazing, the property is set close to a superb range of amenities in nearby Whitburn Village, whilst Sunderland's magnificent coastline with award winning Blue Flag beaches and breath taking cliff top walks through nearby Nature Reserves are also close to hand. Available with no upward chain, early viewing is highly recommended!



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Entrance via UPVC door into

## Entrance Vestibule

With inner door to

## Breakfasting Kitchen 13'3" x 11'6"



Range of wall and base units with countertops over incorporating a single bowl sink and drainer with mixer tap, integrated appliances include electric oven and hobs with cooker hood, washing machine and dishwasher. Space provided for a fridge freezer. Also benefitting from an island offering dining space and storage, chrome heated ladder style radiator, double glazed French UPVC doors to the front garden and a door to the rear hall.

## Rear Hall

With stairs to the first floor and doors to the lounge and utility cupboard.

## Lounge 14'11" x 11'1"



Double glazed bay window to the front elevation, double glazed window to the rear elevation, electric fire, radiator and storage cupboard.

## Utility Cupboard



Hand wash basin set into vanity unit.

## First Floor

Landing with doors to

## Bedroom One 14'9" x 8'0"



Double glazed window to the front, radiator and storage cupboard.

## Bedroom Two 9'1" x 8'4"



Double glazed window to the front and a radiator.

## Bedroom Three 8'8" x 8'1"



Double glazed window to the front and a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Wetroom



Walk in wet room with wall mounted shower, fully tiled walls, hand wash basin, chrome heated towel rail and double glazed frosted window.

## Seperate WC



Low level wc, hand wash basin, fully tiled walls, double glazed frosted window to the rear.

## Outside

Low maintenance gardens to the front and rear elevations.

## Council Tax Band

The Council Tax Band is Band A.

## 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. 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.

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# MAIN ROOMS AND DIMENSIONS

## Sea Road Viewings

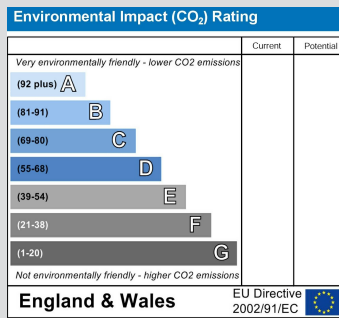
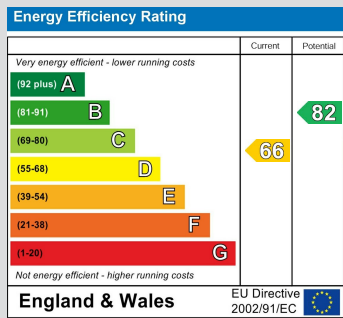
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman Fst

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



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