









A superb three bedroom semi-detached house, enjoying a delightful open aspect to the rear within this sought after location. Internally the well-appointed accommodation includes a hall with staircase to the first floor, an attractive lounge and to the rear a superb 20ft contemporary kitchen / diner. There is a versatile area currently used as a studio and a downstairs WC. To the first floor there are three bedrooms and a modern bathroom/wc. Externally there is a driveway to the front and a delightful garden to the rear with a lawn and patio. Ideally positioned within walking distance of Whitburn Village centre and Whitburn Academy, the property is set midway between South Shields and Sunderland. We highly recommend early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Hallway



There is a radiator, double glazed window and a staircase to the first floor. Doors lead off to the lounge and kitchen/diner.

Lounge 13'11" x 10'11"



With a double glazed window to the front, radiator and double doors connecting through to the kitchen/diner.

Kitchen/Diner 20'6" x 9'1"



The kitchen is fitted with an excellent range of modern units with work surfaces over incorporating a 1 1/2 bowl sink and dreamer unit. Space has been provided for the inclusion of a range style cooker, integrated appliances include a fridge,

freezer and a dishwasher, there is a central double glazed door with double glazed windows to either side, leading out into the rear garden. Further double glazed windows to the side and rear, a radiator and a door to the studio.

Studio 8'7" x 8'7"



This versatile space has a double glazed door to the front, single glazed feature portal style window to the front, a radiator and a door to the WC.

WC



With a fitted WC, tiled walls and floor and a double glazed window.

First Floor Landing

With a double glazed window, loft access hatch with a pull down ladder to a partly bordered out loft space, and doors lead off to the three bedrooms and bathroom.

Bedroom 1 14'9" x 9'1"



Double glazed window to the rear with open views, a radiator and two built in cupboards.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'11" x 10'6"



Double glazed window to the front, a radiator and two built in cupboards.

Bedroom 3 9'7" x 7'8" max measure taken



Double glazed window to the front, radiator and a built in cupboard.

Bathroom



Modern suite with a low level WC, pedestal wash hand basin and panel bath with mains fed shower over, there are tiled walls, a double glazed window and a radiator.

Outside



To the front of the property is a block paved driveway providing off street parking, to the rear is a delightful garden with a lawn, patio and mature planting.

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 B.

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MAIN ROOMS AND DIMENSIONS

their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

Sea Road Viewings

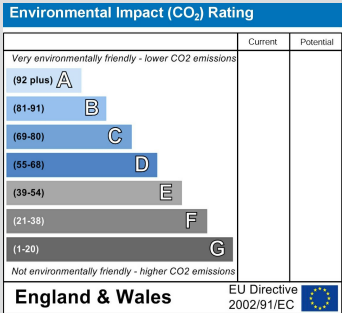
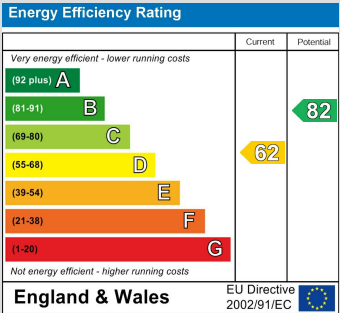
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

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