









This beautifully presented three bedroom semi-detached home, occupies a superb position within this sought after location. Internally the immaculate accommodation includes an entrance porch, hall with staircase to the first floor and an attractive lounge with bay window to the front. To the rear there is a stunning kitchen / diner, fitted with an excellent range of stylish units and a selection of integrated appliances that opens through to a fabulous orangery, providing a wonderful additional living space, featuring a roof lantern and French doors the garden. To the first floor there are three bedrooms and a contemporary bathroom/wc. Externally there is a a delightful lawned garden to the front with mature hedge boundary and a small garden to the rear. Ideally positioned for Whitburn Village centre and Whitburn Academy, the property is set midway between South Shields and Sunderland. Early viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

Double glazed windows to the front and inner UPVC door into hall.

Reception Hall



Staircase to first floor with under stairs cupboard. Doors to the lounge and kitchen/diner.

Lounge 15'4" x 11'5"



Double glazed window to the front, feature fireplace and column radiator.

Kitchen/Diner 9'5" x 19'1"



Range of wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated oven with electric hobs and extractor hood, dishwasher and fridge freezer. Corner pantry cupboard, utility cupboard housing washing machine and tumble dryer.

Column radiator and two double glazed windows to rear. Open plan into conservatory.

Orangery 11'8" x 8'7"



Double glazed windows and UPVC French patio doors to the rear, and column radiator.

First Floor Landing



Double glazed window to side and access point to loft.

Bedroom 1 12'1" x 8'7"



Double glazed window to the front, radiator and built in mirror fronted sliding door wardrobes.

Bedroom 2 8'11" x 10'5"



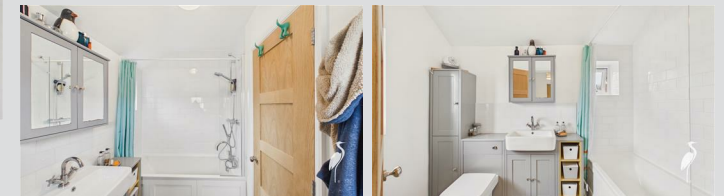
Double glazed window to the rear and radiator.

Bedroom 3 7'6" x 8'5"



Double glazed window to the front and radiator.

Bathroom



Vanity unit comprising low level WC and hand wash basin, two double glazed windows and chrome heated towel rail.

Visit www.peterheron.co.uk or call 01915106116

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Outside



Generous corner plot garden wrap around laid mainly to lawn with a wooden gates.

Tenure FH

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

Council TaxBand

The Council Tax is Band C.

Important Notice

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. 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.

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 £300.00 by Movewithus Ltd.

Viewings Srd

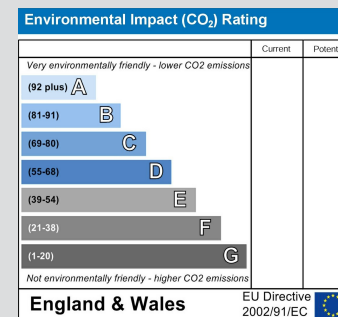
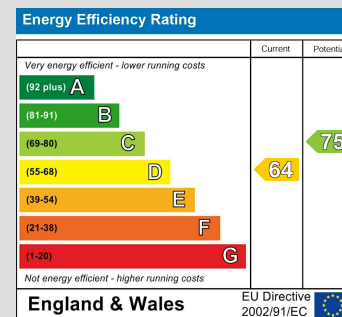
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

Opening Times

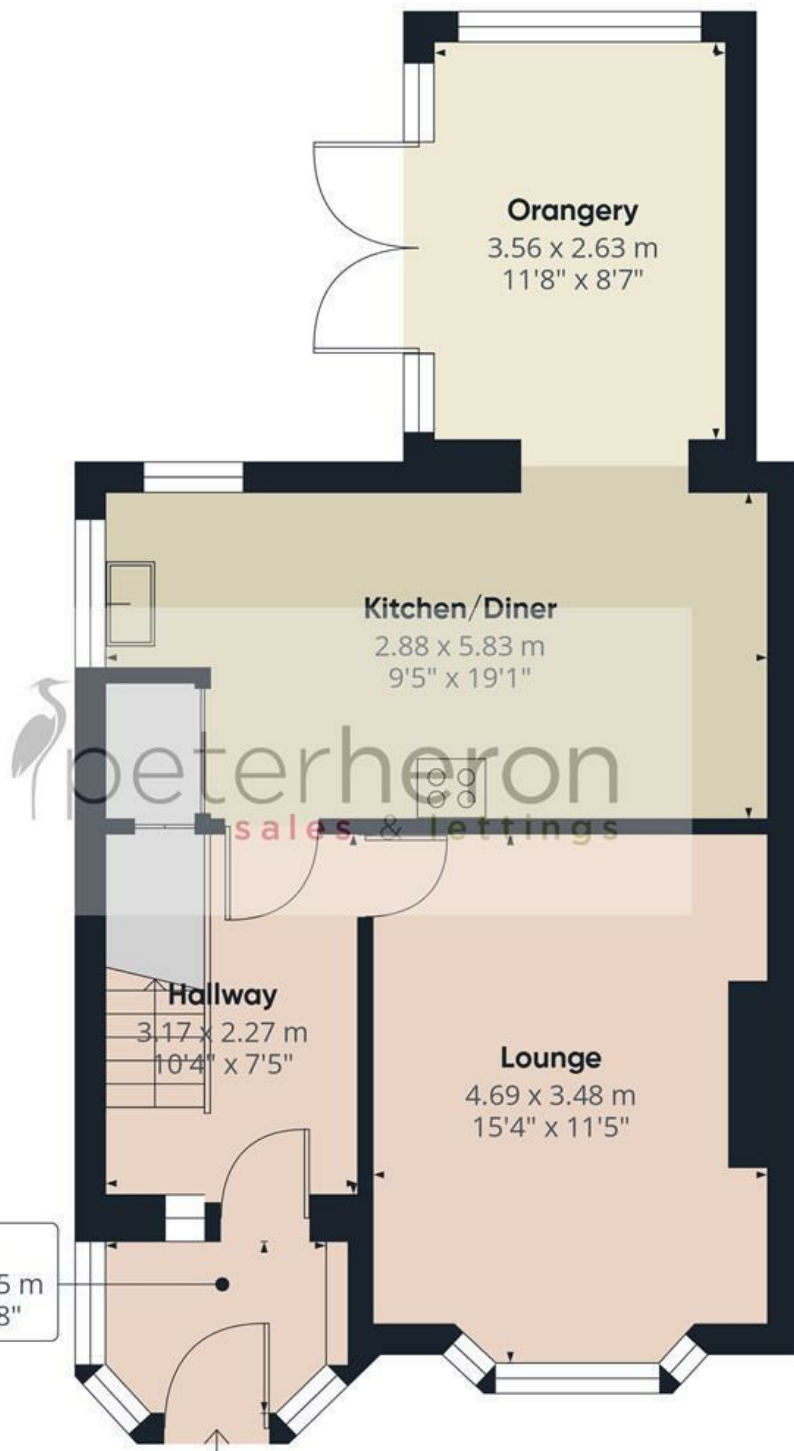
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman

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



Visit www.peterheron.co.uk or call 01915106116



Ground Floor



First Floor

Approximate total area⁽¹⁾

87 m²

935 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360