









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"



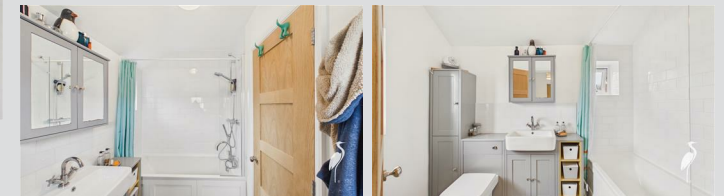
Double glazed window to the rear and radiator.

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.

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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

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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.

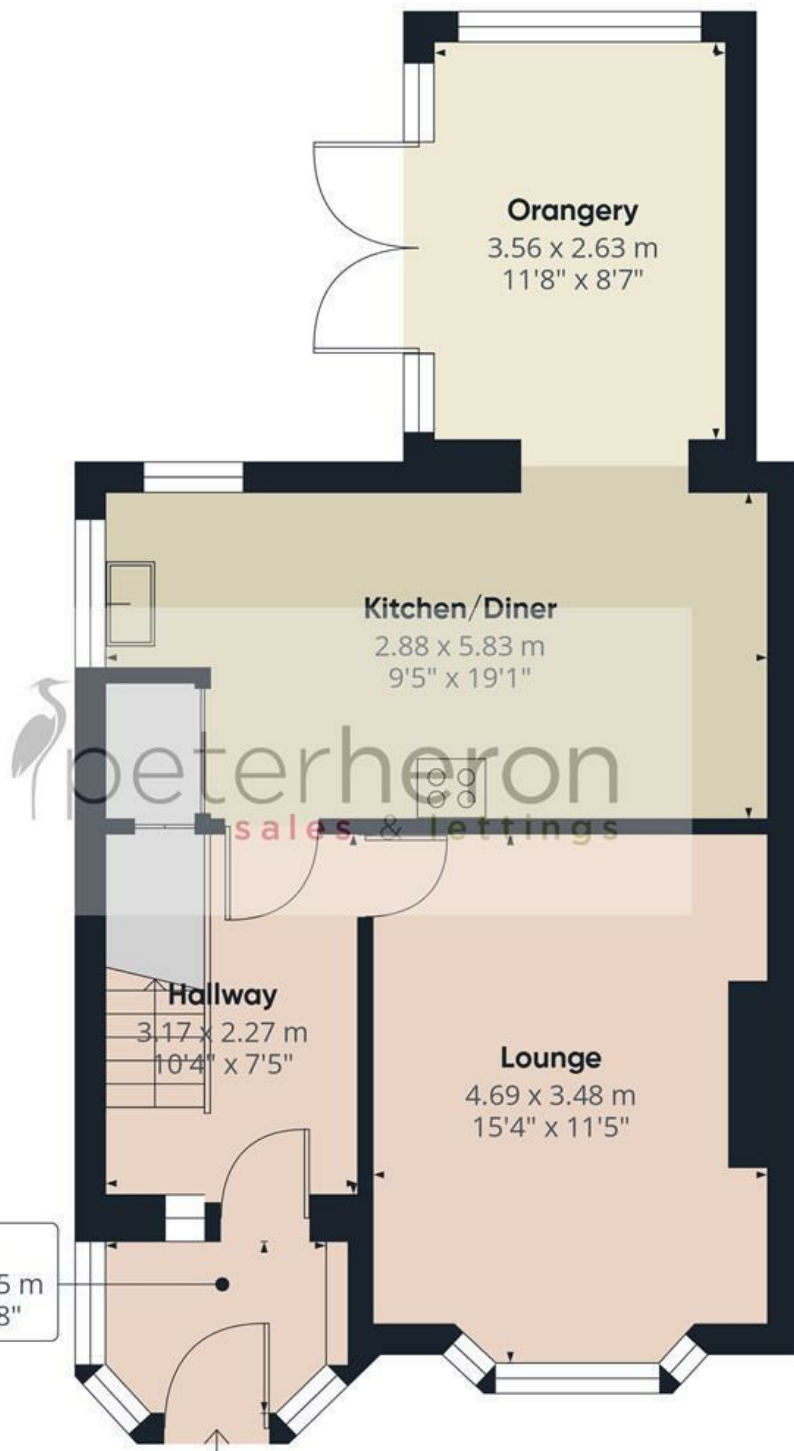


| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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.