









Available with immediate vacant possession and no upward chain, this attractive two bedroom mid terraced bungalow sits within the picturesque village of Whitburn, close to a superb range of amenities, offers an exciting opportunity first time buyers and those looking to downsize. The property internally comprises entrance hall, lounge, kitchen, two bedrooms and shower room whilst features of note include gas central heating and UPVC double glazing. Spacious enclosed courtyard to the rear with gated access. This excellent location is ideally placed from well-regarded schools, shopping facilities and Sunderland's magnificent coastline with its award winning Blue Flag beaches and clifftops walks are just a short stroll away.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door.

Entrance Hall

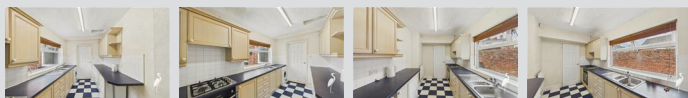
Radiator.

Lounge 10'8" x 13'6"



Double glazed window to rear, radiator and feature fireplace. Doors to kitchen and bedroom two.

Kitchen 7'6" x 12'8"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and hood. Space for low level fridge and freezer and washing machine. Double glazed window to rear, radiator and door to rear hall.

Rear Hall

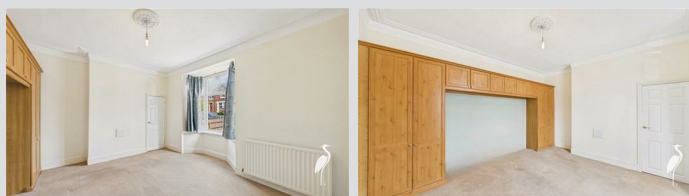
Storage cupboard, UPVC door to rear and door to shower room.

Shower Room



Low level WC, washbasin and shower cubicle, chrome heated towel rail and double glazed window to rear.

Bedroom 1 13'9" x 12'7"



Double glazed bay window front, radiator, built in wardrobes and storage cupboard.

Bedroom 2 6'0" x 13'6"



Double glazed window to rear, radiator and storage cupboard. Access point to partially boarded loft.

Outside



Enclosed courtyard and forecourt.

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 - Particulars

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.

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MAIN ROOMS AND DIMENSIONS

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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.

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.



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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Approximate total area⁽¹⁾

59.8 m²

643 ft²

(1) Excluding balconies and terraces

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

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