









Early viewing is recommended. The well appointed accommodation is arranged over two floors and comprises:- Entrance hall, lounge, dining kitchen, two bedrooms and bathroom all benefitting for UPVC double glazing and gas central heating. Property is situated in the sought after village of Whitburn is ideally located for all amenities, close to good schools, boasts excellent transport links to Sunderland City Centre and local road networks. Early viewing is a must. Available now.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via an entrance door.

Entrance Lobby

Staircase to first floor and radiator. Door to lounge.

Living Room 11'11" x 13'1"



Double glazed bay window to the front and radiator. Door to inner hall.

Inner Hall

Storage cupboard. Door to kitchen and bathroom.

Kitchen 9'7" x 10'0"



Fitted with modern wall and base units with work surface over incorporating a sink and drainer unit with mixer tap. Integrated oven and gas hob with extractor fan over, space for washing machine and fridge freezer. Radiator, double glazed window to the rear and a door to the rear.

Bathroom



Low level WC, washbasin and bath with overhead shower, UPVC lined walls, ladder style heated towel rail and single glazed frosted window to rear.

First Floor Landing

Double glazed window and storage cupboard concealing wall mounted boiler. Access point to loft.

Bedroom 1 12'0" x 16'4"



2x windows to the front, radiator and storage cupboard.

Bedroom 2 8'5" x 9'11"



Window to rear and radiator.

Outside



There is a lawned garden to the front whilst to the rear there is a courtyard area with storage shed and gated access leading to the front of the property.

Council Tax Band

The Council Tax Band is Band A.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended.

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

MAIN ROOMS AND DIMENSIONS

Move In Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.

Lettings Important Notice

We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Lettings Viewing

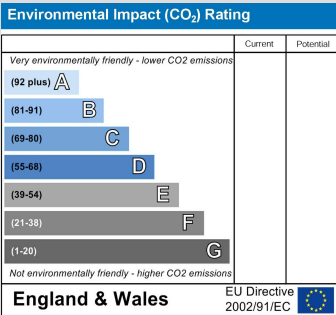
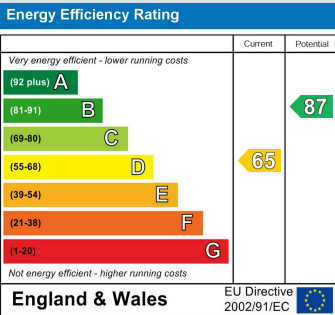
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6118 or book viewing online at peterheron.co.uk

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.



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