









A lovely double-fronted Edwardian semi-detached villa, offered to the market with no upward chain, set within wonderful enclosed and mature gardens. Having been cherished by the same family for over two generations, this impressive four-bedroom property is a rare opportunity to acquire a home full of period charm, character and enormous potential.

Ideally positioned on Lizard Lane in the heart of picturesque Whitburn Village, the property is within easy walking distance of local schools, boutique shops, cafés, bars and the Co-op, as well as the stunning coastline and award-winning Blue Flag beaches. Whitburn Nature Reserve is also close by, with the sought-after villages of Cleadon and the popular coastal suburb of Seaburn within easy reach.

While the property would benefit from some cosmetic enhancement, it offers generous, versatile accommodation and provides an exceptional canvas for a new owner to create a truly wonderful family home. Period features, spacious rooms and an abundance of natural charm combine to give the property a distinctive character that is increasingly difficult to find.

The accommodation briefly comprises an entrance hall, living room, sitting room, dining room, kitchen and cloakroom to the ground floor. To the first floor there is a landing, four bedrooms and a family bathroom.

Externally, the property continues to impress, with a front garden and a particularly generous enclosed rear garden, beautifully mature and established with an array of plants, trees, shrubs and lawn. The rear also benefits from an outhouse, double garage and driveway, providing excellent outdoor space, storage and parking.

A substantial Edwardian home in a highly desirable village setting, with mature gardens, period character and significant potential. Early viewing is highly recommended to appreciate the space, charm and possibilities this wonderful family home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Vestibule

Inner stain glass door to hallway.

Reception Hall



Stairs to first floor with storage under and radiator.

Lounge 16'5" x 12'0"



Double glazed bay window front, feature fireplace and double radiator.

Sitting Room 12'11" x 9'8"



Double glazed window to front and double radiator.

Dining Room 10'1" x 10'8"



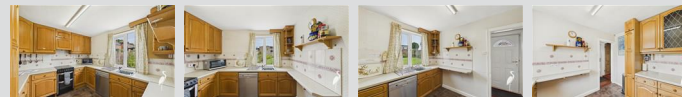
Double glazed window to rear and radiator. Built in storage.

Rear Hall



Composite door to rear. Door to cloakroom and opening into kitchen.

Kitchen 9'10" x 10'0"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated low level fridge and cooker hood. Space for an oven and dishwasher. Double glazed window to rear.

Cloakroom/WC



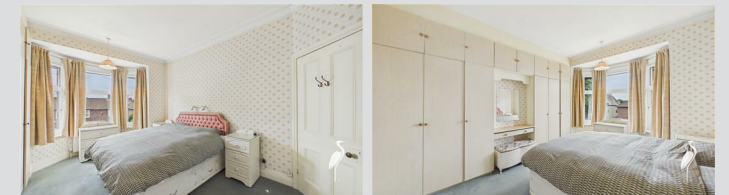
Low level wc and wash basin set into vanity unit and double glazed window to rear.

First Floor Landing



Split level Landing with access point to loft, double glazed window to side and built in storage.

Bedroom 1 16'4" x 11'7"



Double glazed bay window to front, radiator and built in wardrobes with dresser.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 13'0" x 12'8"



Double glazed window to front and radiator.

Bedroom 3 10'0" x 11'10"



Double glazed window to rear, radiator, storage cupboard and built in shower cubicle.

Bedroom 4 9'10" x 7'1"



Double glazed window to rear and radiator.

Bathroom



Bath with shower over, low level wc and hand wash basin. Double radiator and double glazed window to rear.

Outside



Garden to the front with walled boundary whilst to the rear an attractive good size garden mainly laid to lawn, paved area with outhouse and greenhouse. Driveway to rear providing multiple off street parking spaces.

Outhouse 6'0" x 5'10"

Electricity. Providing space for fridge freezer, washing machine and tumble dryer.

Garage 18'2" x 16'11"



Double garage accessed via electric roller shutter door.

Council Tax Band

The Council Tax Band is Band D.

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.

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.

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

Sea Road Viewings

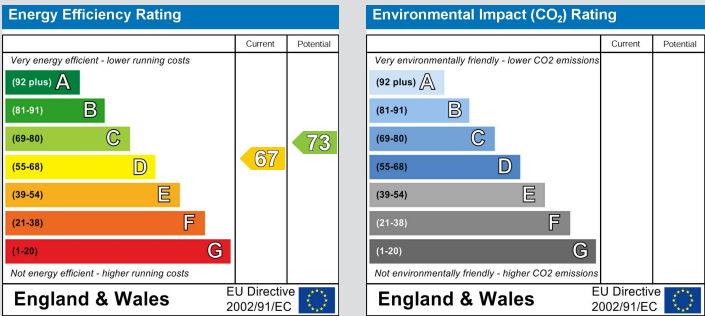
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

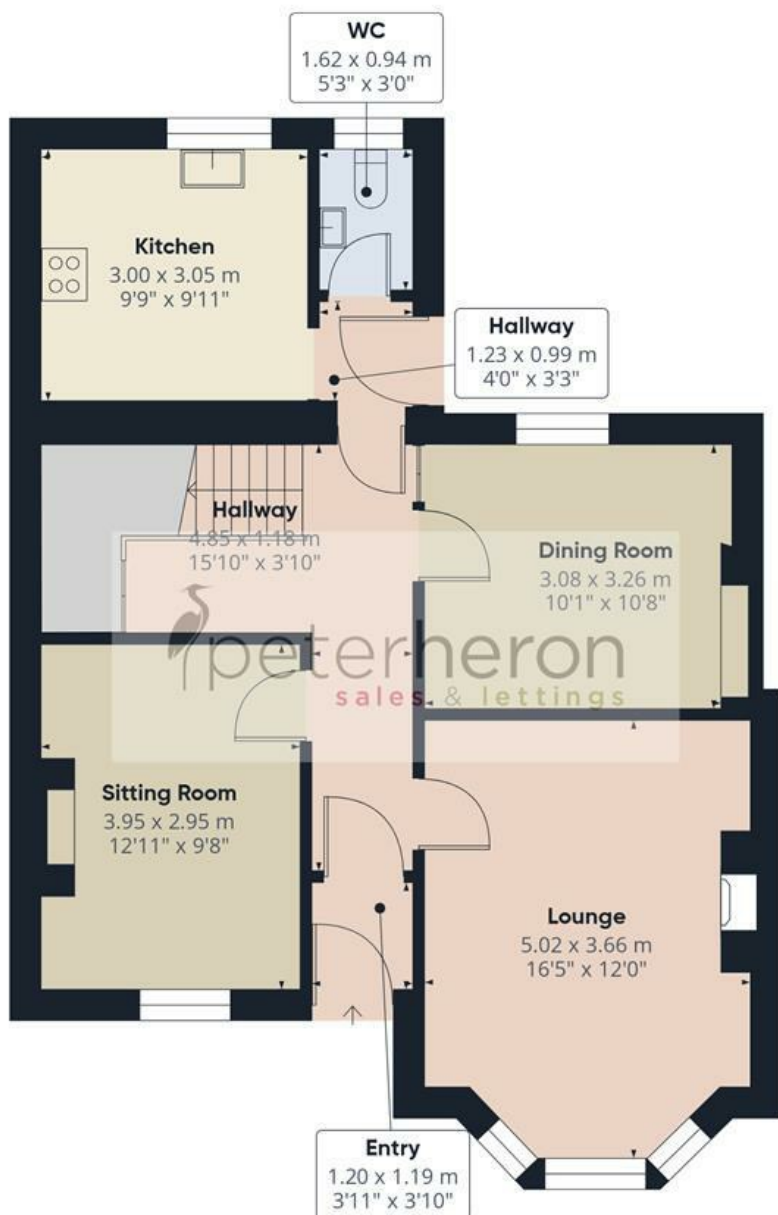
Ombudsman

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

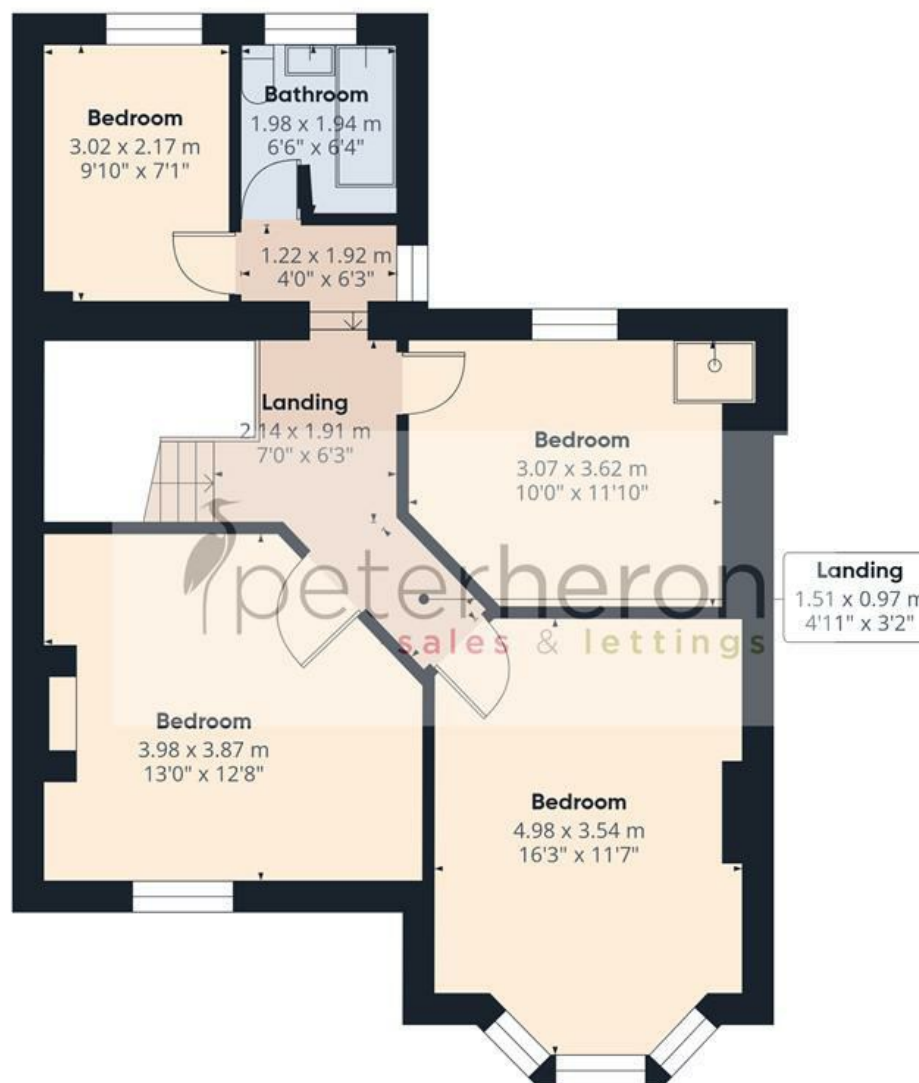


Visit www.peterheron.co.uk or call 01915106116

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



Ground Floor



First Floor

Approximate total area⁽¹⁾

126 m²

1355 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.

GIRAFFE360