**Wildflower Lane**, Whitburn Village, Sunderland

£1,400 PCM

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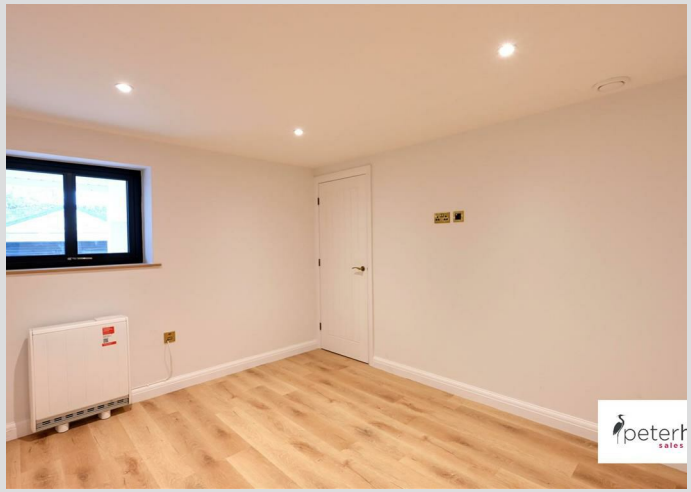
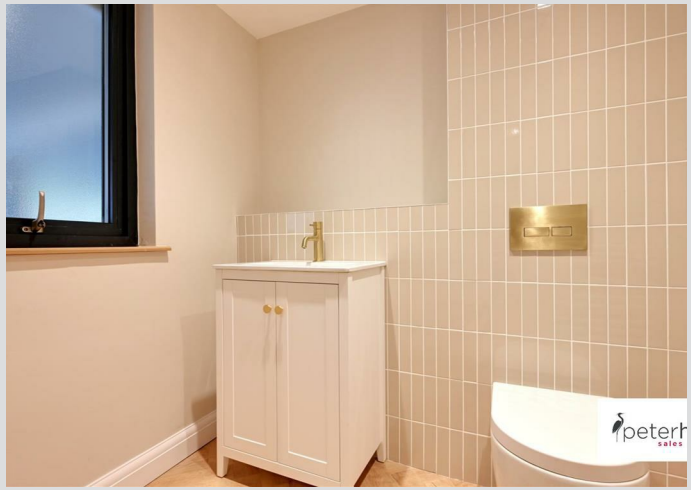




Discreetly positioned within a private development which comprises five newly built two bedroom "Mews style" modern terraced homes set midway between Front Street and North Guards within the picturesque village of Whitburn, this beautifully presented mid terraced home complete with undercroft parking and electric car charge point, offers a fresh contemporary living space which is easy to maintain and economic to run.

Internal accommodation comprises reception hall, ground floor WC, open plan living room and kitchen with breakfast bar and integrated appliances including Bosch oven with integral air fryer, 2 bedrooms and an en-suite shower room. Benefiting from LVT flooring, low energy dual tariff Dimplex Quantum electric night storage heating, low energy hot water via air source and electric combination, high acoustic insulated triple glazing throughout, latest ventilation/extract system throughout the property, Dimplex HUB and Equipment providing electricity tariff.

Available on unfurnished basis, the property is finished to a high specification throughout and is just a short stroll from Whitburn Village centre with its superb range of shops, cafes, bars, whilst award winning Blue Flag beaches and Whitburn Village Green are also close to hand. Available January 2027.

# MAIN ROOMS AND DIMENSIONS

**Ground Floor**
Triple glazed Composite door to

**Reception Hall**

Turned timber/glass staircase, under stairs storage cupboard, Dimplex Quantum electric heater, Invictus wood effect LVT flooring.

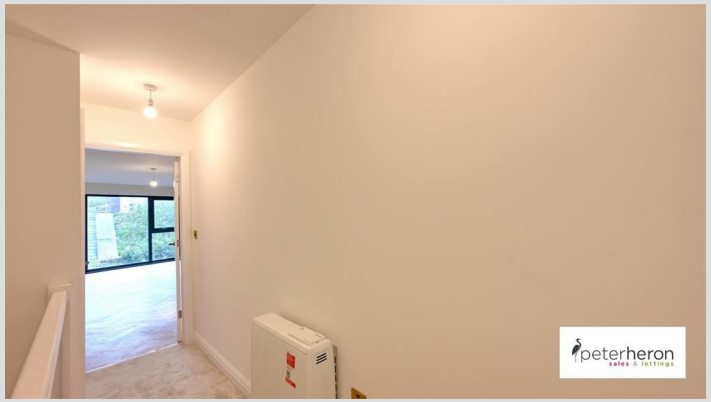
**Ground Floor WC**

WC with concealed cistern, washbasin vanity unit with cupboard under - white suite with tiled walls, triple glazed windows, electric heated towel rail, Invictus wood effect LVT flooring.

**Bedroom 2 10'4" x 12'1"**

Triple glazed window to rear, Dimplex Quantum heater, wall preparation for flat screen TV with sockets, LED downlights to ceiling, large built in cupboard, Invictus wood effect LVT flooring.

**First Floor Landing**



Main smoke alarm and built in cupboard housing the Dimplex Air sourced water heater.

**Living Room with Open Plan Kitchen 13'9" x 30'1"**

This is a wonderful space which can be divided into a living area and kitchen.

**Kitchen Area**

The kitchen area comprises base and eye level units with Designer white Corian working surfaces and single drainer sink, integrated appliances include a Bosch induction hob with overhead extractor hood, built under fan assisted electric oven with integrated air fryer, integrated under bench refrigerator, integrated automatic washer/dryer, pull out

# MAIN ROOMS AND DIMENSIONS

integrated bin, worktop lights, LED downlights to ceiling and a breakfast bar peninsular with Designer white Corian worktop and overhead lighting, built in cupboard storing Dimplex Air sourced water heater and ample shelving. Dimplex Quantum heater.

**Living Room**

Floor to ceiling tripled glazed windows, Dimplex Quantum heater and the whole space features Invictus wood effect LVT flooring.

**Bedroom 1 12'4" x 13'9"**

Triple glazed windows to front and side aspects together with triple glazed French doors leading out onto Juliet Balcony, Dimplex Quantum heater, wall preparation for flat screen TV with sockets, Invictus carpet.

**En-Suite Shower Room**

Low level WC with concealed cistern, washbasin vanity unit with cupboards under, large walk in shower enclosure with marble effect UPVC lined walls, electric heater, Harvey Maria decorative LVT flooring, LED downlights.

**Outside**

Undercroft parking with electric car charger point and PIR controlled external lighting.

**Coastal Views**

**Disclaimer**
Please note that this property is newly built and is currently pending confirmation of the official council tax band. A temporary banding will be in place until the final council tax band is confirmed by the relevant authorities. This may result in adjustments to council tax payments once the permanent banding is assigned.

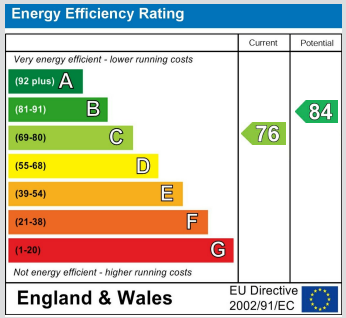
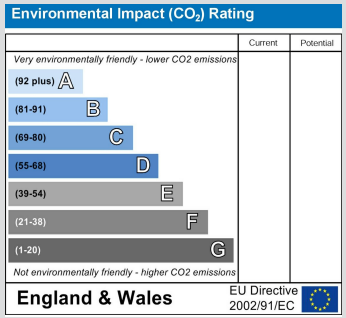
**Lettings Important Notice**
We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested.

# MAIN ROOMS AND DIMENSIONS

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 complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

**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.

**Moving Costs**
Before moving in you will need to pay one month's rent and a bond equal to 5 weeks rent.