

Wheatall Drive, Whitburn, Sunderland

£1,100 PCM


peterheron
sales & lettings


peterheron
sales & lettings







Available Now on an unfurnished basis, this popularly situated three bedroom semi detached home sitting within a lovely corner plot with wonderful gardens to the rear and delightful rural views offers an exciting opportunity for those professional couples or families who wish to live within the ever desirable village of Whitburn.

The property internally comprises entrance porch, reception hall, lounge, dining room, conservatory, a fitted kitchen, three bedrooms and a modern bathroom whilst externally there is a block paved area to the front providing off street parking for two cars (on the drive, the garage is not included within the letting) and sun drenched gardens to the rear with a delightful patio seating area.

Finished to an excellent standard throughout, the property will prove to be extremely popular indeed due to its close proximity to the village centre and excellent local schools whilst it is also within walking distance of award winning Blue Flag beaches and wonderful coastal walks. A huge level of interest is anticipated in this fine home therefore immediate internal inspection is highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Composite double glazed door to

Entrance Porch
Decorative tiled floor, UPVC double glazed windows to front, part glazed door to

Reception Hall
Spindle balustrade staircase, understairs storage cupboards.

Lounge 11'5" x 14'11"



Into bay with UPVC double glazed window overlooking front garden, double radiator, feature fireplace with oak mantel, wall lights to alcoves, arch through to

Dining Room 9'11" x 9'11"





Coved cornicing to ceiling, double radiator, UPVC double glazed sliding patio doors to conservatory.

Conservatory 10'4" x 14'5"



UPVC double glazed French doors and additional single door leading out into wonderful rear garden with distant farmland views, laminate flooring, double radiator, interconnecting door to kitchen.

Kitchen 8'8" x 9'4"





Base and eye level units with marble effect working surfaces and upstands with colour contrasting single drainer sink unit with pedestal mixer taps, electric induction hob with tempered glass splashback, overhead extractor hood, built under electric oven, integrated dishwasher and fridge freezer, space and plumbing for automatic washing machine, contemporary style vertical column radiator, UPVC double glazed window to side.

First Floor Landing
UPVC double glazed window to side taking in wonderful rural views.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 (front) 10'5" x 12'6"



UPVC double glazed window to front, single radiator.

Bedroom 2 (rear) 10'5" x 8'11"



UPVC double glazed window to rear taking in wonderful rural views, single radiator, coved cornicing to ceiling.

Bedroom 3 (front) 8'10" x 8'7"



UPVC double glazed window to front, single radiator.

Bathroom



Low level WC, wall mounted washbasin, panel bath with overhead shower and folding glass screen, beautiful white suite with tiled floor and walls, UPVC lined ceiling with ceiling mounted extractor unit, UPVC double glazed window, wall mounted ladder design contemporary heated towel rail.

Outside



Block paved area to the front providing off street parking for two cars and well proportioned lawned gardens to the rear with a lovely patio seating area capturing the afternoon sun. PLEASE NOTE, THE GARAGE IS NOT INCLUDED.

Council Tax Band
The Council Tax Band is Band C.

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.

MAIN ROOMS AND DIMENSIONS

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.



