









A delightful three bedroom mid terrace home, enjoying a superb position in the heart of Whitburn Village. Internally the well-appointed accommodation is accessed via an entrance porch with a cloakroom/wc, there is a spacious lounge through dining room, enjoying a dual aspect, connecting through to an attractive fitted kitchen. To the first floor there are three bedrooms and and modern bathroom/wc. Externally there is a pleasant garden to the front with mature shrubs whilst to the rear is a low maintenance, paved garden, along with a garage and parking space. This appealing village location is ideal for local amenities, the nearby coastline and highly regarded schools including Whitburn Academy, as well as providing transport connections to surrounding areas and major road connections to wider parts of the region. Viewing is highly recommended!

# MAIN ROOMS AND DIMENSIONS

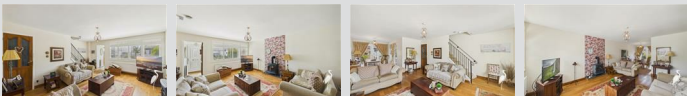
## Ground Floor

Access via UPVC entrance door into the entrance lobby .

## Entrance Porch

Radiator, folding door to the WC and a door to the lounge.

## Lounge



Double glazed window to the front, radiator and a feature fire. Stairs to the first floor with storage under and is open plan into the dining room.

## Dining Room



Double glazed UPVC French patio doors to the rear, double radiator and the room opens into the kitchen.

## Kitchen



Range of wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated oven with gas hobs and extractor hood, space for a fridge freezer and a washing machine. Radiator, double glazed window and a UPVC door to the rear.

## Cloakroom/WC



Low level WC, hand wash basin and a double glazed window.

## First Floor Landing



Landing with a storage cupboard, access point to loft and a radiator.

## Bedroom 1



Double glazed window to the front, radiator and built in wardrobes.

## Bedroom 2



Double glazed window to the rear, radiator and built in wardrobes.

## Bedroom 3



Double glazed window to the rear and a radiator.

## Bathroom



Low level WC, wash hand basin and bath with shower tap, heated towel rail and a double glazed window to the rear.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Externally there is a pleasant garden to the front with mature shrubs whilst to the rear is a low maintenance, paved garden with gated access to a parking space and there is a garage.

## Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Council TaxBand

The Council Tax is Band C.

## Important Notice

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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.

## Viewings Srd

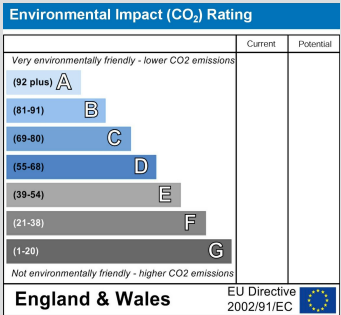
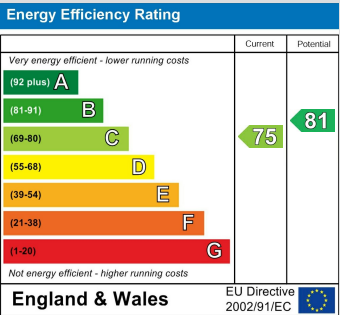
To arrange an appointment to view this property contact our Sea Road branch on .

## Opening Times

Monday - Friday 9.00am to 5.00pm  
Saturday 9.00am to 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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Approximate total area<sup>(1)</sup>

86.7 m<sup>2</sup>

933 ft<sup>2</sup>

(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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