









An attractive, three bedroom semi detached home with a driveway and delightful rear garden within this highly sought-after area of Whitburn, available mid December, on an unfurnished basis. Internally the accommodation on the ground floor includes a hall, lounge, a superb 20ft dining kitchen with French doors to the rear garden, a useful utility and a downstairs wc. On the first floor there are three well-proportioned bedrooms and a family bathroom/wc. Benefits of the property include double glazing and gas central heating to radiators. Ideally situated close to Whitburn Village centre, the property provides easy access to local amenities, shops and highly regarded schools.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall

Double glazed window to side, staircase to first floor and radiator.

Lounge 14'0" x 10'11"

Double glazed bow window to front, radiator and double doors leading through to

Dining Kitchen 20'8" x 11'0"

Fitted units with work surfaces over incorporating a sink unit, integrated appliances include and oven, hob and dishwasher. Space for fridge freezer. Double glazed windows to side and rear. Double glazed French door to rear garden and radiator.

Utility 9'0" x 8'7"

Fitted work surface with inset sink unit and radiator, doors to both the front and rear. Feature circular window. Space for washing machine.

Ground Floor WC

Low level WC and double glazed window.

First Floor Landing

Double glazed window and built in cupboard.

Bedroom 1 14'10" x 9'1"

Double glazed window to rear, radiator, built in cupboard and wardrobe, stripped and varnished floor boards.

Bedroom 2 11'1" x 10'11"

Double glazed window to front, radiator, stripped and varnished floorboards, built in cupboard and wardrobe.

Bedroom 3 9'4" x 7'8"

Maximum measurement, double glazed window to front, radiator, stripped and varnished floorboards and built in cupboard housing central heating boiler.

Bathroom

Low level WC, pedestal washbasin and bath with shower attachment over, radiator, part tiled walls, double glazed window.

Outside

Garden to the front with a driveway providing off street parking whilst to the rear there is a delightful generous garden laid mainly to lawn.

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

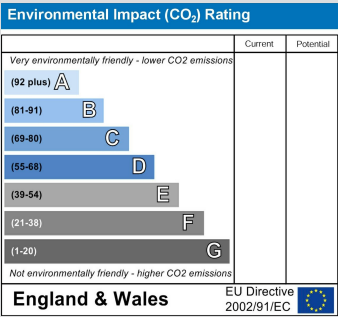
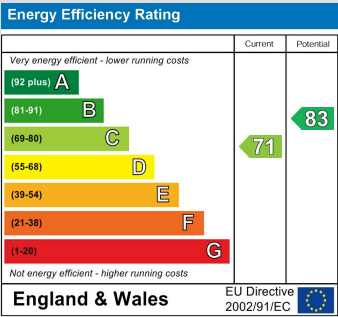
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6118 or book viewing online at peterheron.co.uk

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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