

Lizard Lane, Whitburn, Sunderland

£425,000











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



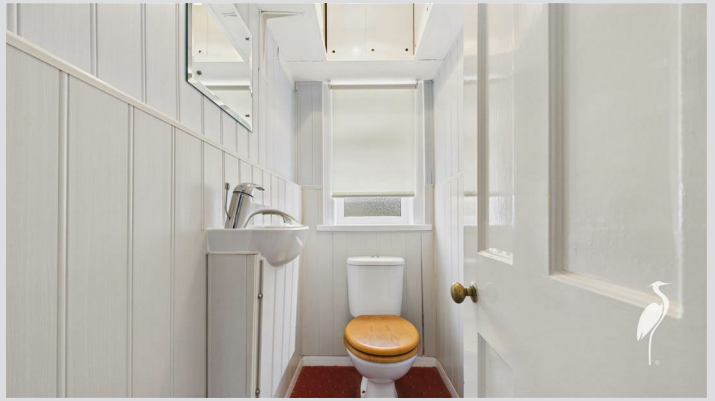
Composite door to rear. Door to cloakroom and opening into kitchen.

Kitchen 9'10" x 10'0"



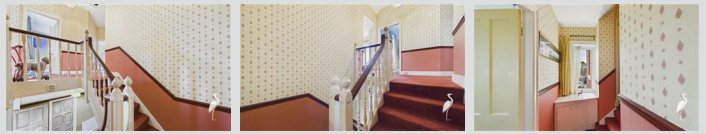
Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated low level fridge and cooker hood. Space for an oven and dishwasher. Double glazed window to rear.

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.

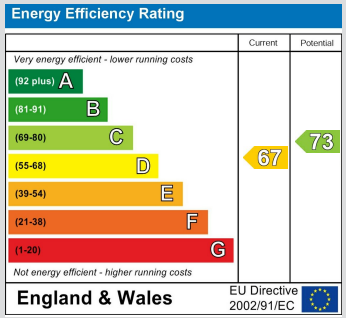
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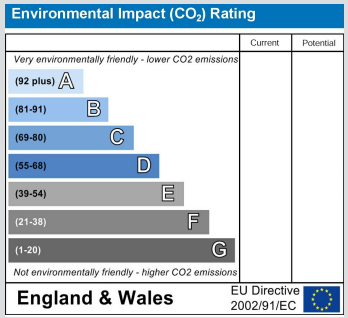
MAIN ROOMS AND DIMENSIONS

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

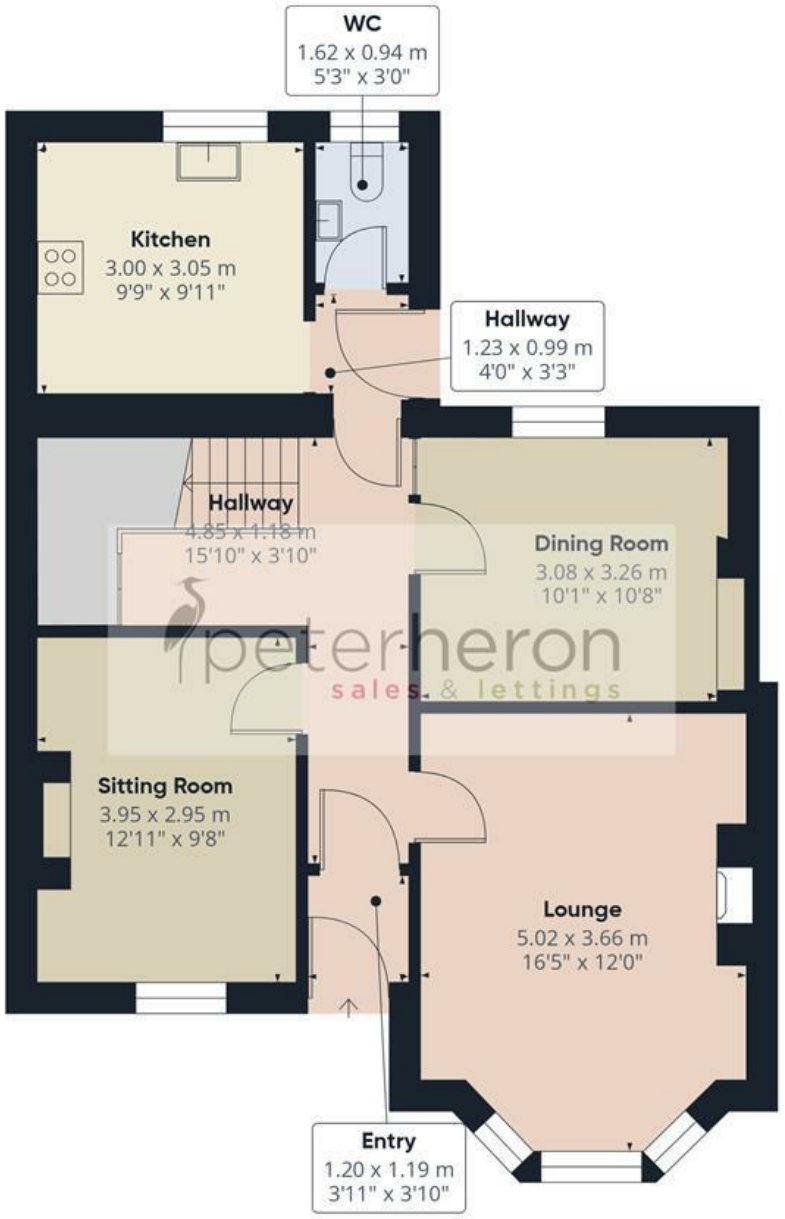
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Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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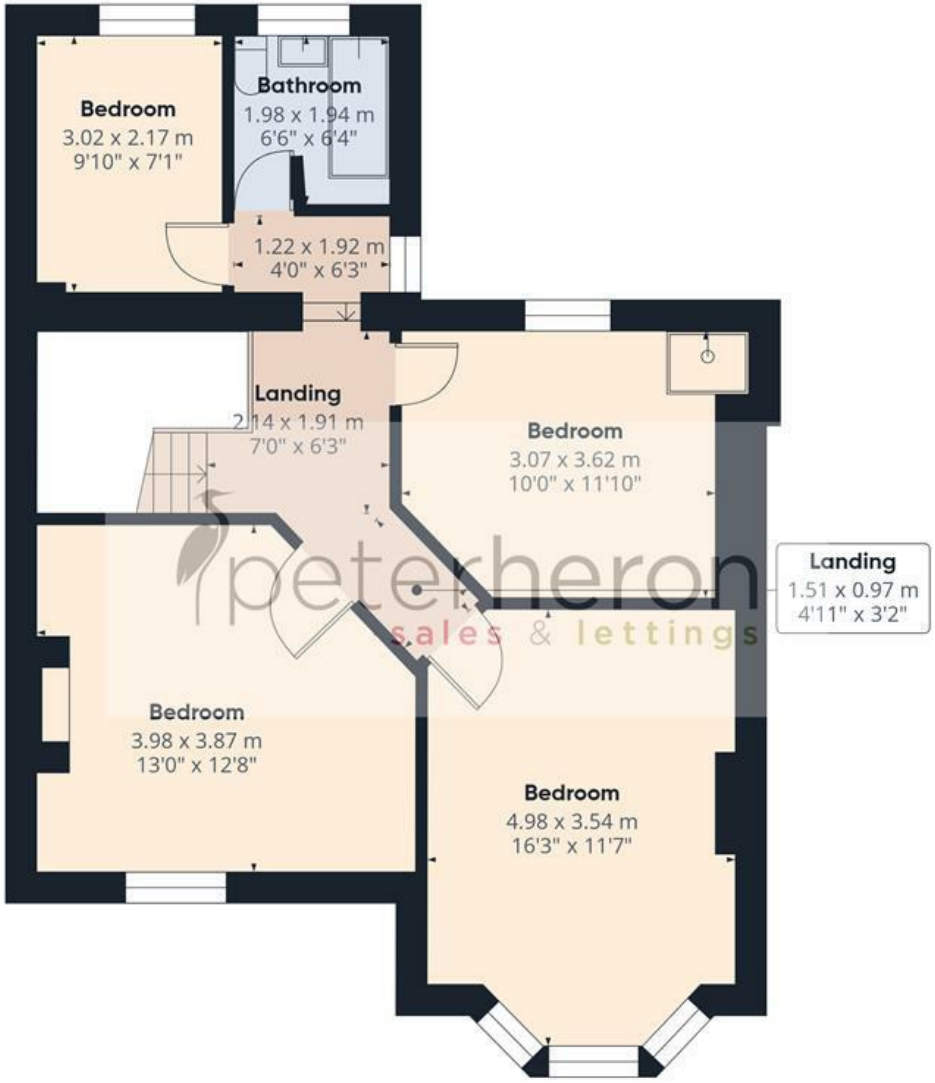








Ground Floor



First Floor

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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.

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