









Situated in the heart of the highly sought-after village of Whitburn, this impressive Victorian end terraced residence offers spacious and versatile family accommodation within easy reach of local shops, restaurants, well-regarded schools, the sea front and beautiful coastal walks.

The property combines charming period features with contemporary finishes to create a stylish home of considerable character. The ground floor comprises a welcoming entrance hall, attractive lounge with open fire, spacious dining room and bespoke kitchen with French doors into rear garden. To the first floor, a spacious landing which gives access to three bedrooms, bathroom and separate shower room.

Externally, the property benefits from a lawned gardens to the front and a delightful walled rear garden, designed for low maintenance with spacious garage and outhouse.

A rare opportunity to acquire a distinguished village home of this calibre—early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via wooden entrance door.

## Entrance Porch

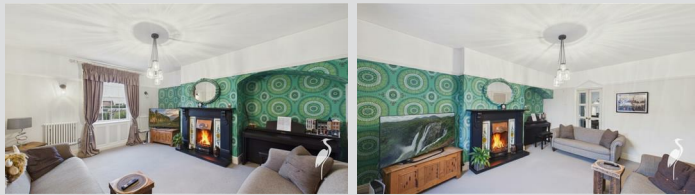
Storage cupboards and inner door to hall.

## Reception Hall



Radiator.

## Lounge 12'0" x 15'10"



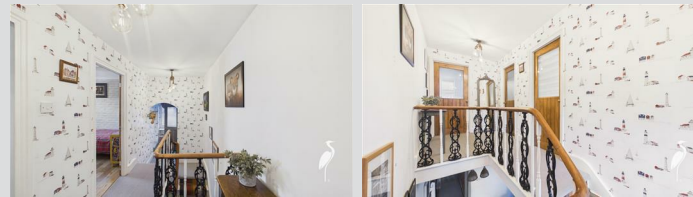
Single glazed window to front, 2x radiators and feature fireplace. Double doors to dining room.

## Open Plan Kitchen & Dining Room 16'9" x 15'0" plus 15'8" x 7'10"



Range of wall and base units with countertops over incorporating a single bowl under mount sink and drainer unit with mixer tap. Space provided for an oven, fridge freezer and dishwasher. Central central breakfasting island. 2x double glazed windows and UPVC French patio doors to rear. Radiator and stairs to first floor.

## First Floor Landing



Double glazed window.

## Bedroom 1 16'6" x 16'0"



2x single glazed window to front and radiator. Access point to loft.

## Bedroom 2 10'7" x 8'9"



Double glazed window to rear and radiator. Access point to second loft.

## Bedroom 3 9'9" x 7'11"



Single glazed window to rear and radiator.

## Bathroom



Low level WC, washbasin and bath, chrome heated towel rail and double glazed window.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 01915106116

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# MAIN ROOMS AND DIMENSIONS

## Shower Room



Low level WC, washbasin and shower, chrome heated towel rail and double glazed window.

## Outside



Garden to the front and a delightful walled rear garden, designed for low maintenance with spacious garage and outhouse.

## Outhouse

With electrics providing space for washing machine and tumble dryer. Single glazed window.

## Garage 13'7" x 14'5"

Access via electric roller shutter from rear lane. Single glazed window to rear.

## Council Tax Band

The Council Tax Band is Band B.

## Tenure Freehold

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

## Important Notice - Particulars

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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.

## Sea Road Viewings

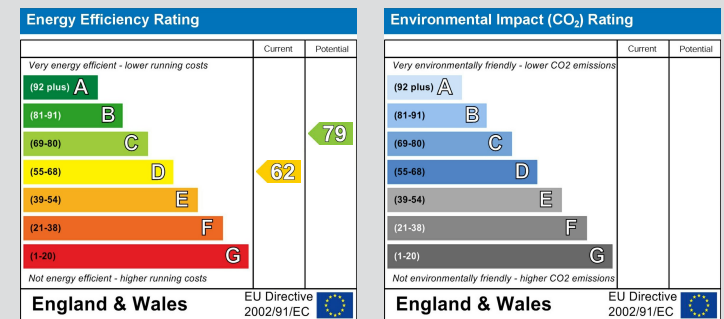
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

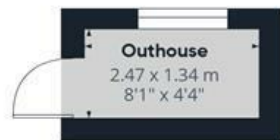
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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Ground Floor



First Floor Building 1

**Approximate total area<sup>(1)</sup>**

119.4 m<sup>2</sup>

1287 ft<sup>2</sup>

**Reduced headroom**

1.5 m<sup>2</sup>

16 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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