Myrtle Avenue, Whitburn, Sunderland

£139,950

PLEASE SHUT
THE GATE

SPREAD EX

We are delighted to introduce to the market a 75% Shared Ownership interest in this attractive two-bedroom end link home, offering an excellent opportunity for first-time buyers, couples or those looking to downsize. The property is offered with no upward chain, providing the potential for a straightforward move.

Importantly, there is also an option to purchase the remaining 25% share, subject to the terms of the Shared Ownership lease and confirmation from the housing provider. This provides the opportunity for purchasers to increase their ownership of the property in the future, should they wish to do so. Buyers are advised to seek confirmation of the applicable staircasing arrangements, costs and requirements prior to proceeding.

Situated within the highly regarded and picturesque coastal village of Whitburn, the property enjoys an enviable setting close to Sunderland’s magnificent coastline. Whitburn is renowned for its attractive village character, wonderful clifftop walks and easy access to the beautiful beaches along this stretch of the North East coast, including nearby award-winning Blue Flag beaches.

Internally, the property briefly comprises an entrance hall, spacious living room, fitted kitchen, two well-proportioned bedrooms and a family bathroom. Externally, there are gardens to both the front and rear, providing pleasant outdoor space for relaxing and entertaining, together with allocated parking and additional visitor parking facilities. The property boasts a brand new boiler installed September 2026.

MAIN ROOMS AND DIMENSIONS

Whitburn offers a superb range of amenities close to hand, with the village centre providing a selection of local shops, convenience stores, cafés, restaurants, pubs and other independent businesses. There are excellent opportunities for outdoor recreation too, with coastal walks, Whitburn Nature Reserve & Coastal Park, local playing fields, sporting facilities and the surrounding countryside all within easy reach. The village is also well placed for access to well-regarded local schools, making it an appealing choice for a variety of buyers.

For those commuting, Whitburn benefits from convenient road connections via the A183 towards Sunderland and South Shields, with regular bus services serving the surrounding area. The nearby Metro stations at Seaburn and East Boldon provide further connections across the wider Tyne and Wear region, while Sunderland city centre and its wider range of shopping, leisure and cultural facilities are readily accessible.

Combining an attractive coastal village setting, excellent local amenities, no upward chain, and the opportunity to purchase a substantial 75% share with the potential to acquire the remaining 25%, this is an excellent opportunity to secure a home in one of the region's most sought-after coastal locations.

Early viewing is highly recommended.

Ground Floor
Access via Composite entrance door.

Entrance Hall

Stairs to first floor with storage under and radiator.

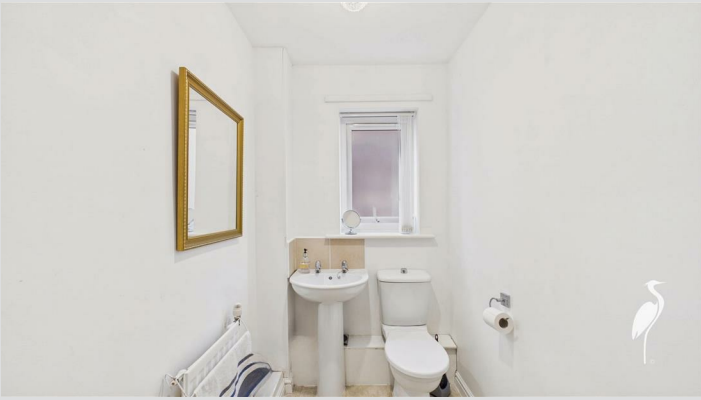
Lounge 13'5" x 15'11"

Double glazed windows and UPVC double glazed French patio doors to rear. Radiator.

Kitchen 10'11" x 9'0"

Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap, space for oven, fridge freezer and washing machine. Double radiator, double glazed window front and wall mounted boiler.

Cloakroom/WC



Low level wc and washbasin. Radiator and double glazed window to side.

First Floor Landing

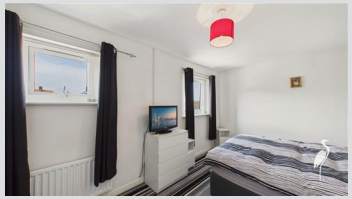
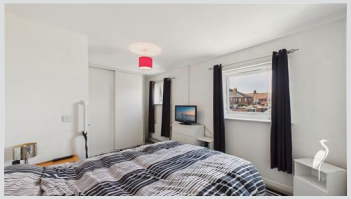
Access point to loft and storage cupboard.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 8'7" x 15'10"

Two double glazed windows, built in sliding door wardrobes and radiator.

Bedroom 2 9'11" x 13'8"

Two double glazed windows to front, radiator and built in sliding door wardrobes.

Shower Room

Wall in dual head waterfall shower, low level wc and hand wash basin. Radiator and double glazed window.

Outside

Gardens to the front and rear.

Council Tax Band
The Council Tax Band is Band B.

Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.
Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.
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 or book viewing online at peterheron.co.uk

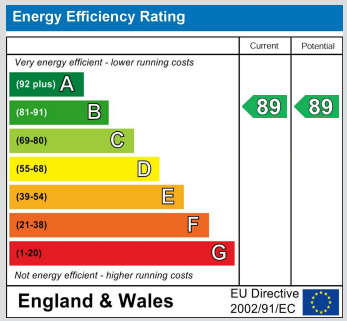
Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 125 years from 30/03/2011 and the Ground Rent is £150 per annum

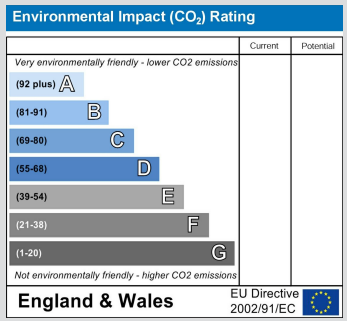
Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

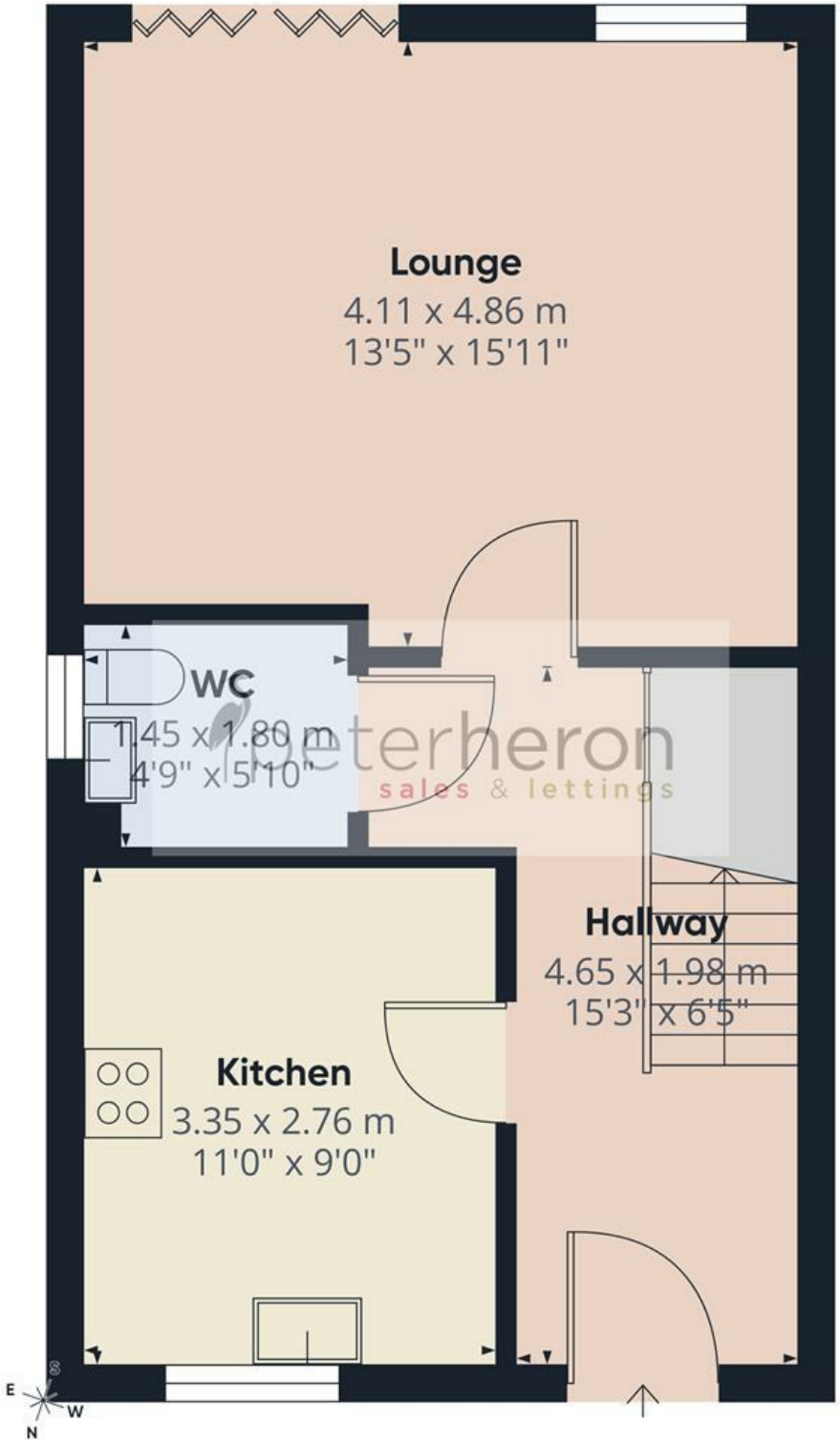
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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

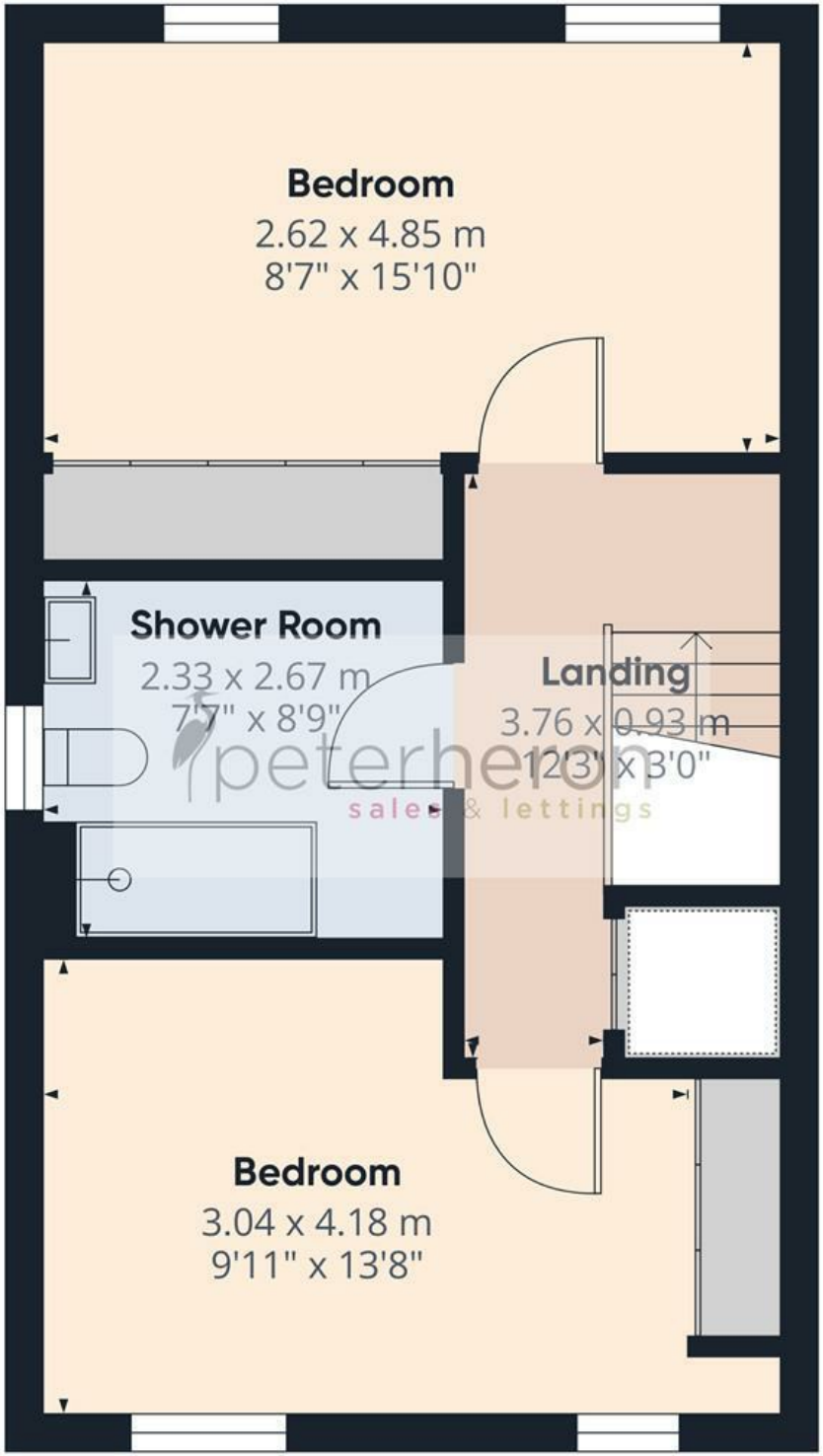




MAIN ROOMS AND DIMENSIONS



Ground Floor



First Floor

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Approximate total area(1)

79.7 m²

859 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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