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Elm Drive, Whitburn, Sunderland £189,950











Available with no onward chain, the property would benefit from a programme of updating and modernisation, presenting purchasers with the perfect opportunity to personalise the accommodation to their own taste and specification.

Internally, the accommodation comprises an entrance porch leading into a welcoming reception hall with staircase to the first floor, a spacious lounge, separate dining room, kitchen and useful outhouse. To the first floor there are three well-proportioned bedrooms together with a shower room/WC.

Externally, the property occupies an impressive plot with delightful gardens extending to the front, side and rear, offering excellent outdoor space for families and keen gardeners alike. There is a garage in a nearby block which the sellers are willing to negotiate upon separately.

Further benefits include gas central heating, double glazed windows and the outstanding potential to extend or reconfigure, subject to the necessary consents.

Ideally situated within one of the area’s most desirable coastal villages, the property is perfectly placed for a wide range of local amenities, shops, well-regarded schools and the beautiful coastline, with its scenic walks and beaches just a short distance away.

Offered for sale with no onward chain, this is a rare opportunity to acquire a home in a prime location with exceptional potential. Early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Reception Hall




Stairs to first floor, radiator and double glazed window to side. Door to lounge.

Lounge 10'6" x 14'0"




Double glazed window window to front, radiator and feature fireplace. Door to dining room.

Dining Room 9'1" x 12'4"





UPVC double glazed French patio doors to rear, radiator and storage cupboard. Door to kitchen.

Kitchen 13'10" x 8'0"






Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Integrated oven with gas hob and hood, fridge freezer and washing machine. Radiator and storage cupboard. Double glazed window and UPVC door to rear.

First Floor Landing



Double glazed window to rear, storage cupboard and access point to loft.

Bedroom 1 10'6" x 11'6"




Double glazed window to front, radiator and storage cupboard.

Bedroom 2 9'1" x 12'2"




Double glazed window to rear, radiator and fitted wardrobes.

Bedroom 3 7'6" x 9'3"



Double glazed window to front, radiator and storage cupboard.

Bathroom





Low level WC and washbasin set into vanity unit, shower cubicle and bath, radiator and twoox double glazed windows to rear.

MAIN ROOMS AND DIMENSIONS

Outside



Garden to the front whilst to the rear and side generous gardens mainly laid to lawn.

Council Tax Band
The Council Tax Band is Band A.

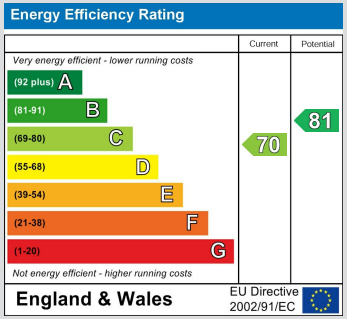
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

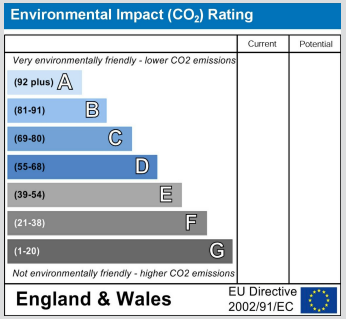
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To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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

Ombudsman
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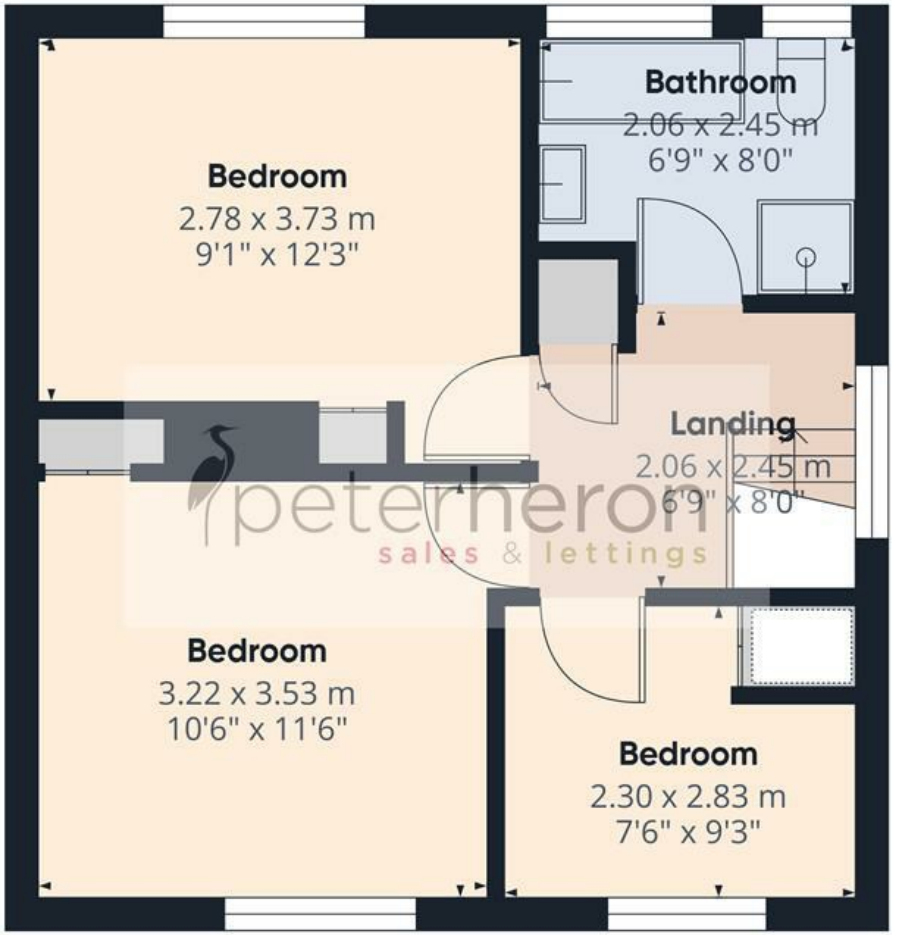




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Ground Floor



First Floor

S
E W
N

Approximate total area(1)

77.8 m²

837 ft²

Reduced headroom

0.3 m²

3 ft²

(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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