



- OCCUPYING LARGE CORNER SITE
- UPVC FRAMED SEALED UNIT DOUBLE GLAZING INC FRONT & BACK DOORS
- GAS CONDENSING COMBINATION BOILER
- IMMEDIATE VACANT POSSESSION AVAILABLE
- FITTED KITCHEN WITH BUILT IN APPLIANCES
- WHITE COLOURED BATHROOM SUITE INC COMBI SHOWER
- GARAGE
- OFF ROAD PARKING
- INCLUDED IN THE SALE ARE FITTED FLOOR COVERINGS & WINDOW BLINDS
- COUNCIL TAX BAND C

An improved, upgraded and refurbished dormer bungalow occupying a corner site. This property offers excellent value and has the added benefit of immediate vacant possession. An internal inspection is well recommended.

Wheatall Drive lies on the Northern outskirts of Whitburn Village where local shops may be found, a fuller range of facilities may be found in both Sunderland and South Shields to which there is good public transport and road communication networks available.

The property benefits from the following accommodation:

GROUND FLOOR

ENTRANCE VESTIBULE

With UPVC framed double glazed door, laminated floor covering.

ENTRANCE HALL

With laminated floor covering, radiator.

LOUNGE
3.56m x 3.62m plus bay window

With laminated floor covering, fireplace with marble insert and hearth, incorporating an open flame coal effect gas fire, corniced ceiling, radiator, dado rail, archway to the dining room.

DINING ROOM
2.86m x 3.03m

With staircase to first floor, radiator, corniced ceiling, bow window, laminated floor covering.

BEDROOM 1 (REAR)
4.04m x 2.4m

With a range of fitted furniture incorporating wardrobes, cupboards, dressing table unit, bedside cabinet, radiator.

KITCHEN/DINING ROOM
4.04m x 2.66m

With a range of fitted wall and floor units with laminated worktops, ceramic tiled surrounds, incorporating an electric oven, gas hob with extractor fan and light above, breakfast bar, laminated floor covering, integrated fridge, bow window, corniced ceiling.

REAR HALL

With UPVC framed double glazed back door leading to the rear garden, laminated floor, cupboard containing gas combination boiler.

BATHROOM
1.66m x 2.25m

With a white coloured suite with chrome fittings comprising panelled bath with combi shower and glazed screen, vanity unit incorporating washbasin and w.c. ceramic tiled walls and floor, chrome ladder style heated towel rail, vinyl panelled ceiling with spotlights, extractor fan.

FIRST FLOOR

LANDING

With velux double glazed roof window, fitted wall light.

BEDROOM 2
3.77m x 3.11m

With fitted wardrobes, radiator, and storage cupboards.

OUTSIDE

FRONT & SIDE

There is a walled and fenced garden with a drive and matching pathways.

GARAGE

With metal up and over door.

REAR GARDEN

Which has been screen fenced including a timber decked patio

area.

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Price: £164950

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