



10 Mill Lane

Whitburn, SR6 7NF

£182,500



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## Entrance lobby

Tiled floor and through to

## Entrance hall

With stairs to the first floor and a lovely tiled floor

## Living room

15'2" x 13'6" (4.63 x 4.14)

An impressive sized light and airy room with radiator and arch through to the rear sitting/dining room

## Sitting/dining room

15'8" x 13'6" (4.80 x 4.12)

Another great sized versatile room with an electric fire set in a stone effect fireplace, There's a large understairs cupboard and a radiator

## Kitchen breakfast room

16'2" x 9'10" (4.94 x 3.02)

A large fitted kitchen with space to dine and daylight from velux windows and French doors to the garden. Fitted with wall and base units having contrasting work surfaces housing a sink unit , PVC clad ceiling, laminate floor and a radiator

## Utility

6'5" x 4'3" (1.98 x 1.32)

A great utility space in a rear extension with plumbing and space for appliances, window and velux skylight, tiled floor

## Shower room

6'5" x 3'10" (1.98 x 1.18)

A large shower enclosure with mixer bar shower,

wash basin and WC, metro tiled walls and a tiled floor.

## First floor

A large return landing with built in airing cupboard. There is a loft ladder stair to the loft space

## Loft

A huge loft space, boarded and lined with light, power and three velux windows taking in the expansive views.

## Bedroom 1

13'9" x 10'1" (4.20 x 3.09)

To the front with alcove wardrobes and mirrored sliding doors, radiator. There are superb views to the front over the Whitburn coastal park and nature reserve out towards the sea and coastline

## Bedroom 2

13'9" x 7'10" (4.20 x 2.40)

Built in wardrobe, radiator

## Bedroom 3

10'7" x 7'2" (3.25 x 2.20)

A generous third bedroom with the same fantastic views to the front, radiator

## Bathroom

7'10" x 4'5" (2.40 x 1.35)

A corner fitted bath with mixer shower tap and shower screen, vanity units with wash basin and WC by Armitage Shanks, tiled walls and floor, towel radiator

## External

Great sized rear block paved "Yarden" with a replaced manual roller garage door for vehicle access and West access making it ideal for sitting in the summer sun admiring your potted plants. There is an outside tap and additonal storage area.

## Note

Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk none, Broadband Basic 3 Mbps, Superfast 80 Mbps. Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2 and Vodafone likely. Three and EE limited



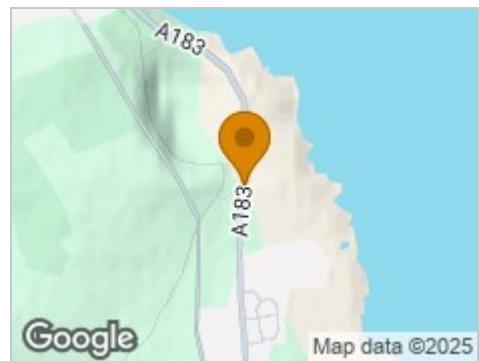
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

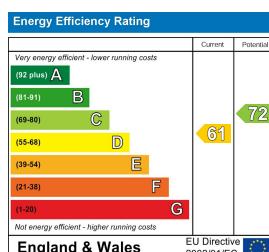


Illustration for identification purposes only, not to scale.  
Plan produced using PlanUp.

## Viewing

Please contact our South Shields Office on 01914569499 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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