



## 77 North Guards

Whitburn, SR6 7AF

£189,950



A cottage style Two Bedroom Mid Terrace House situated in the lovely picturesque seaside village of Whitburn within the conservation area. This surprisingly spacious home benefits from gas central heating and has accommodation comprising of entrance vestibule, entrance hall, living room, dining room, kitchen, rear hall and utility/cloakroom with WC. On the first floor are two bedrooms and a bathroom. Externally there is a front garden and easy maintenance block paved rear yard area with lane to a garage in a block. Offering great scope in this lovely setting, viewing is a must.



**Entrance lobby**  
Through to

**Entrance hall**  
Stairs to the first floor , radiator

**Lounge 13'11" x 13'9" (4.26 x 4.21)**  
With bay window, feature fire surround , radiator and double doors to

**Dining room 14'8" x 11'3" (4.48 x 3.45)**  
Feature fire surround, alcove cupboard and shelves, radiator

**Kitchen 9'11" x 7'9" (3.04 x 2.38)**  
Wall, base units and work top with sink unit, electric cooker, dish washer, laminate floor and radiator.

**Rear lobby**  
Built in storage cupbord, stable door to the yard, laminate floor

**Cloakroom utility 7'9" x 6'4" (2.38 x 1.95)**  
Wash basin and WC. base units and work tops, wood clad walls, tiled floor and a radiator

**First floor**  
Landing loft access. The loft has a skylights and does have some boarding.

**Bedroom 1 13'9" x 10'7" (4.21 x 3.25)**  
Fitted wardrobes to the alcoves, radiator

**Bedroom 2 14'3" x 11'3" max (4.35 x 3.43 max)**  
Alcove cupboard housing the boiler, radiator

**Bathroom 10'6" x 6'7" (3.21 x 2.02)**  
Coloured suite comprising bath with mixer shower tap, wash basin and Saniflow WC, radiator

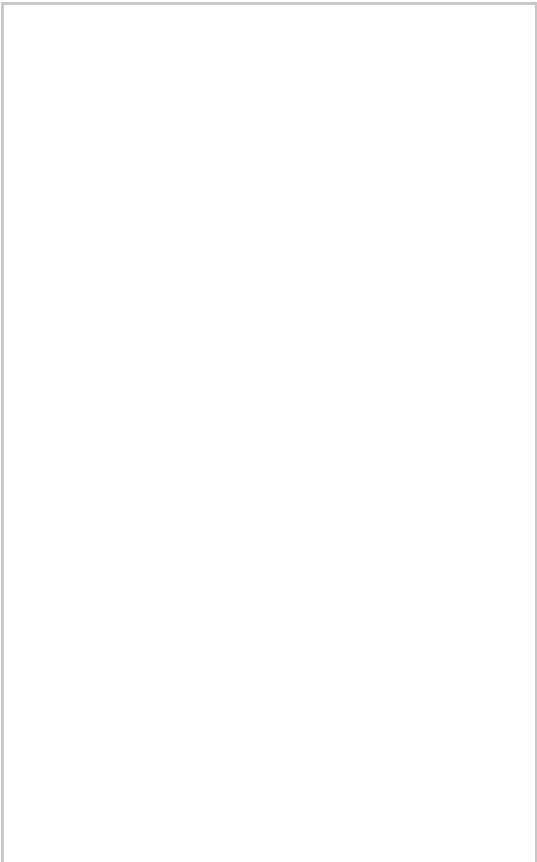
**External**  
Front garden and block paved rear yard area with worught iron gates . There is lane access to a single garage in a block at the rear with up and over door.

**Note**  
Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk none. Broadband Basic 16 Mbps, Superfast 69 Mbps, Ultrafast 1139 Mbps. Satellite / Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Three and EE likely, Vodafone limited

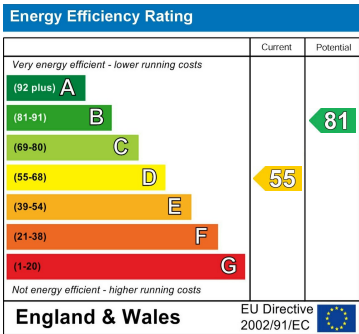
Area Map



Floor Plans



Energy Efficiency Graph



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