



Birch Avenue, Whitburn, Sunderland, SR6

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HERE TO GET *you* THERE

Birch Avenue, Whitburn, Sunderland, SR6

Asking Price £169,950

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN * TWO BEDROOM SEMI DETACHED HOUSE * WHITBURN * COSTAL LOCATION * CLOSE TO AMENITIES * CLOSE TO TRANSPORT LINKS * MODERN BATHROOM * COUNCIL TAX BAND - A * EPC - TBC *

Nestled on Birch Avenue in the charming coastal area of Whitburn, Sunderland, this semi-detached house presents an exceptional opportunity for prospective buyers. The property features two well-proportioned bedrooms and a comfortable reception room that invites natural light, creating a warm and welcoming atmosphere perfect for relaxation or entertaining.

The heart of the home is undoubtedly the practical kitchen/diner, which is equipped to meet all your culinary needs. The two double bedrooms offer ample space, with the master bedroom benefiting from built-in wardrobes that provide excellent storage solutions. This thoughtful layout ensures that every corner of the home is utilised effectively, catering to the demands of modern living.

The property is ideally situated within a vibrant community, boasting a wealth of local amenities, scenic walking and cycling routes, and access to highly regarded schools. Public transport links are conveniently located nearby, making commuting and exploring the surrounding areas effortless.

Additionally, the house includes dedicated parking, ensuring your vehicle is secure and easily accessible. This feature adds to the overall comfort and convenience of the property, making it an ideal choice for first-time buyers or families seeking a home that balances functionality with spacious living.

With its superb location, this semi-detached house offers a harmonious blend of tranquillity and convenience, making it a perfect choice for those looking to embrace a holistic living experience. The property falls under council tax band 'A', further enhancing its appeal. Do not miss the chance to make this delightful home your own.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

766 ft²

71.1 m²

Reduced headroom

11 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Hallway

11'1" x 6'1"

Living Room

13'11" x 12'1"

Kitchen

7'8" x 18'5"

Landing

3'6" x 6'4"

Bathroom

5'6" x 8'4"

Bedroom 1

12'6" x 13'2"

Bedroom 2


9'1" x 10'1"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

