



Whiterocks Grove, Whitburn, SR6

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Whiterocks Grove, Whitburn, SR6

Asking Price £350,000

* 3 BEDROOM * DETACHED * BUNGALOW * WHITBURN * FREEHOLD * LARGE DRIVEWAY * GARAGE * EPC RATING C *

For sale: this well-presented three-bedroom detached bungalow is situated on the sought-after Whiterocks Grove in Sunderland, offering spacious single-storey living in a popular residential location close to the seafront.

The accommodation centres around a welcoming living and dining room with dual-aspect windows, allowing plenty of natural light to fill the space, while a gas fire creates an attractive focal point. The modern kitchen is both practical and well equipped, featuring tiled flooring, an integrated dishwasher, a freestanding washing machine, and a breakfast area, with direct access to the rear garden.

The fully tiled bathroom includes built-in storage and a bath with a rain shower over. The master bedroom opens into a bright sunroom, creating a lovely additional space to relax and enjoy views of the garden. A second double bedroom benefits from built-in wardrobes and patio doors leading directly outside, while the third bedroom offers flexibility as a single bedroom, home office, or hobby room.

Externally, the property boasts a generous driveway providing off-street parking for multiple vehicles, together with a single garage. The enclosed rear garden provides an attractive outdoor space, ideal for relaxing or entertaining.

Whiterocks Grove is a highly regarded residential area, well placed for the seafront at Seaburn and Roker, where a range of cafés, restaurants, and coastal walks can be enjoyed. Local shops, supermarkets, and well-regarded schools are all within easy reach, making this an excellent location for a variety of buyers.

Offering well-proportioned accommodation, generous parking, and a desirable coastal location, this detached bungalow presents an excellent opportunity to purchase a home in one of Sunderland's most popular areas.

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Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

98.1 m²

1056 ft²

(1) Excluding balconies and terraces

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

Entry
4'4" x 6'5"

Kitchen/Dining Area
9'1" x 16'4"

Living/Dining Room
12'7" x 19'4"

Hallway
7'1" x 5'3"

Bedroom 1
10'3" x 12'5"

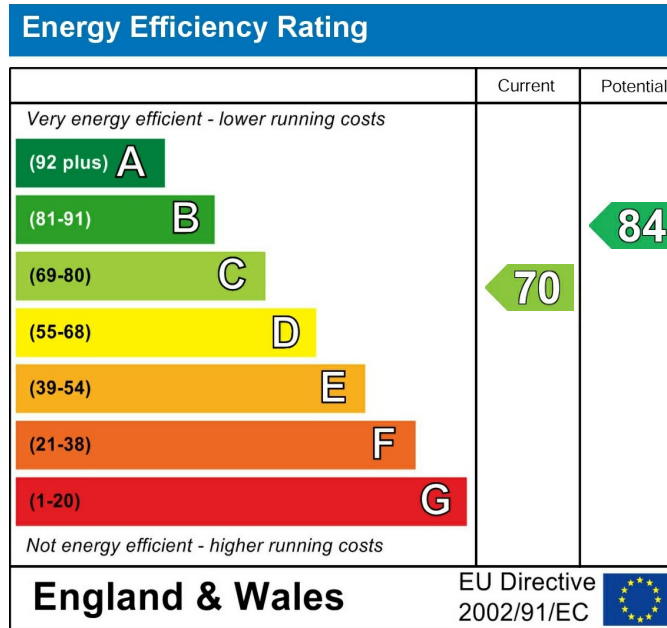
Sunroom
8'11" x 9'4"

Bedroom 2
11'5" x 9'7"

Bedroom 3
8'2" x 8'3"

Bathroom
6'1" x 8'2"

Garage
9'1" x 17'11"



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.











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