



Oak Crescent, Whitburn, Sunderland, SR6

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Oak Crescent, Whitburn, Sunderland, SR6

£185,000

* 2 BEDROOM * END TERRACE * FREEHOLD * NO ONWARD CHAIN * CORNER PLOT * SEA VIEWS *

For sale – a two-bedroom end-of-terrace house occupying a generous corner plot on Oak Crescent, within the sought-after Whitburn coastal area of Sunderland. Offered to the market with no onward chain, the property enjoys attractive open views across adjoining fields and towards the sea.

Set behind a well-stocked front garden with mature shrubs and established planting, the property opens into a cosy living room featuring a wood-burning stove and an outlook over the front garden.

To the rear is an open-plan kitchen/dining room, with the kitchen incorporating an integrated oven, electric hob, fridge freezer, alongside a ceramic sink and ample worktop space. The dining area leads through to a bright sunroom, which benefits from insulated walls and roof panels, a modern vertical radiator and direct access to the rear garden.

Upstairs, there are two generously proportioned bedrooms, with the main bedroom benefiting from built-in storage and the second enjoying attractive views. A family bathroom completes the first-floor accommodation.

Externally, the generous wraparound corner plot offers established plants and an apple tree, the garden also features a recently fitted decked terrace and lawn, providing an ideal space to relax and enjoy the surroundings.

Oak Crescent is ideally positioned for highly regarded local schools and the nearby shopping facilities of Fulwell and Seaburn high streets, offering supermarkets, cafés, pubs and independent shops. The beautiful coastline at Seaburn and Roker is also within easy reach, with its beaches, promenades and Marine Walk.

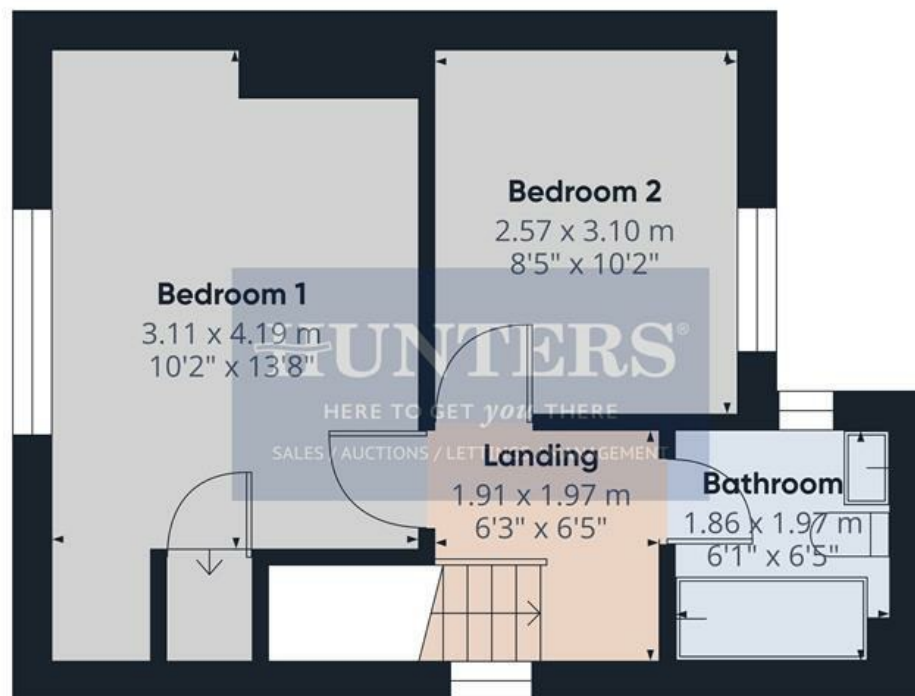
Transport links are also excellent, with Seaburn Metro station providing connections to Sunderland city centre, Newcastle and beyond.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

66.7 m²

719 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.

GIRAFFE360



Hallway

3'7" x 2'11"

Living Room

11'10" x 11'10"

Kitchen/Dining Room

6'6" x 16'9"

Sunroom

9'0" x 8'3"

Landing

6'3" x 6'5"

Bedroom 1

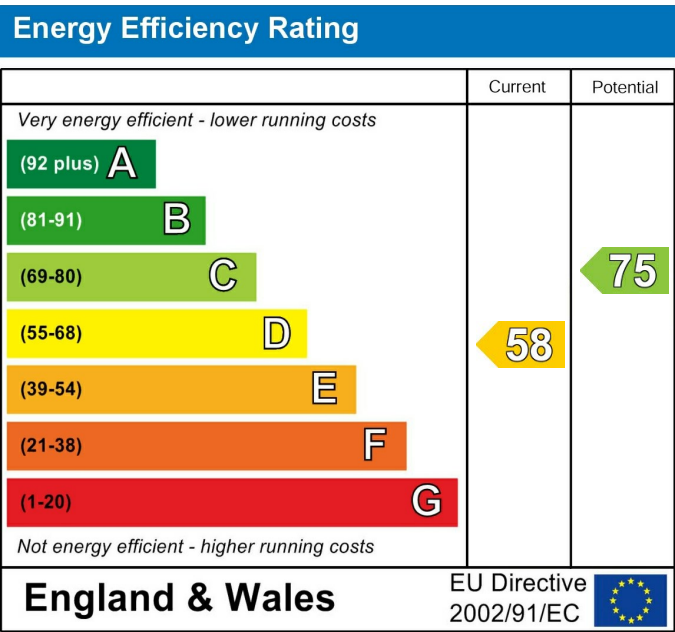
10'2" x 13'8"

Bedroom 2

8'5" x 10'2"

Bathroom

6'1" x 6'5"



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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