



Wheatal Drive, Whitburn, SR6

**HUNTERS<sup>®</sup>**  
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# Wheatall Drive, Whitburn, SR6

Asking Price £275,000

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS \* 3 BEDROOM \* WHITBURN \* SEMI DETACHED \* FREEHOLD \* COUNCIL TAX BAND C \* EPC RATING C \*

This three-bedroom semi-detached house is for sale in Wheatall Drive, Whitburn, offering well-arranged accommodation in a location close to the beach, green spaces and local amenities.

The property is in excellent condition and features two reception rooms. The main reception room benefits from large windows and a fireplace, creating a comfortable living area. The second reception room overlooks the garden and is currently arranged as a studio/gym space with full-size mirrors, providing a flexible area for exercise, hobbies or additional living use.

At the heart of the home is an open-plan kitchen with a kitchen island, generous storage and a defined dining and breakfast area. Three Velux windows bring in natural light, and there is direct access to the garden, making this a practical and sociable space for day-to-day living and entertaining.

There are three bedrooms: a master bedroom with built-in wardrobes, a further double bedroom and a single bedroom that also works well as a home office. The fully tiled bathroom includes a free-standing bath, walk-in shower and heated towel rail. The loft has been boarded out is a useful space, the property also benefits from parking for two cars.

Whitburn is well regarded for its coastal setting, with Whitburn beach and seafront walks within easy reach, as well as local green spaces and play areas. Nearby schools serve the local community, making the house suitable for families and a wide range of people.

Early viewing is highly recommended.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788  
sunderland@hunters.com | www.hunters.com



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

116.1 m<sup>2</sup>

1250 ft<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>

14 ft<sup>2</sup>

(1) Excluding balconies and terraces.

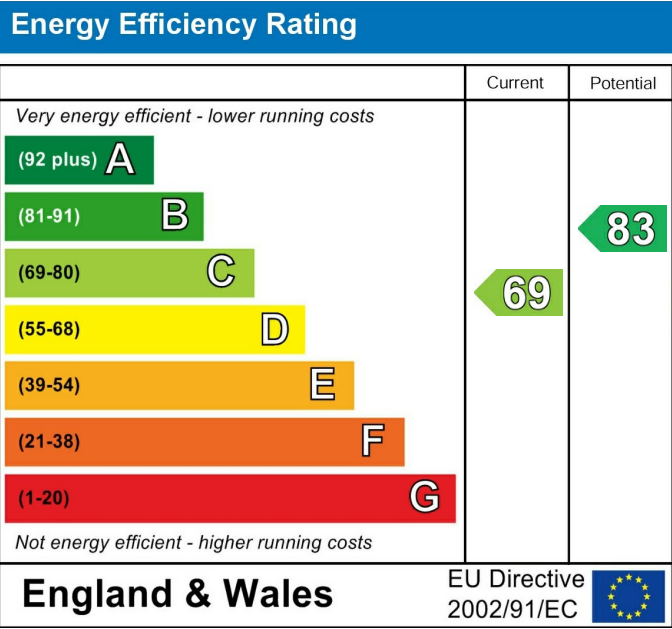
Reduced headroom

Below 1.5 m/5 ft

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

**GIRAFFE360**

- Hallway**  
14'2" x 7'5"
- Living Room**  
15'8" x 11'3"
- Kitchen/Dining Room**  
19'1" x 19'1"
- Hallway**  
7'0" x 5'5"
- WC**  
3'9" x 2'3"
- Studio**  
19'6" x 11'1"
- Landing**  
6'5" x 8'5"
- Bedroom 1**  
12'7" x 10'5"
- Bedroom 2**  
8'11" x 10'5"
- Bedroom 3**  
8'10" x 8'3"
- Bathroom**  
5'9" x 8'3"



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.





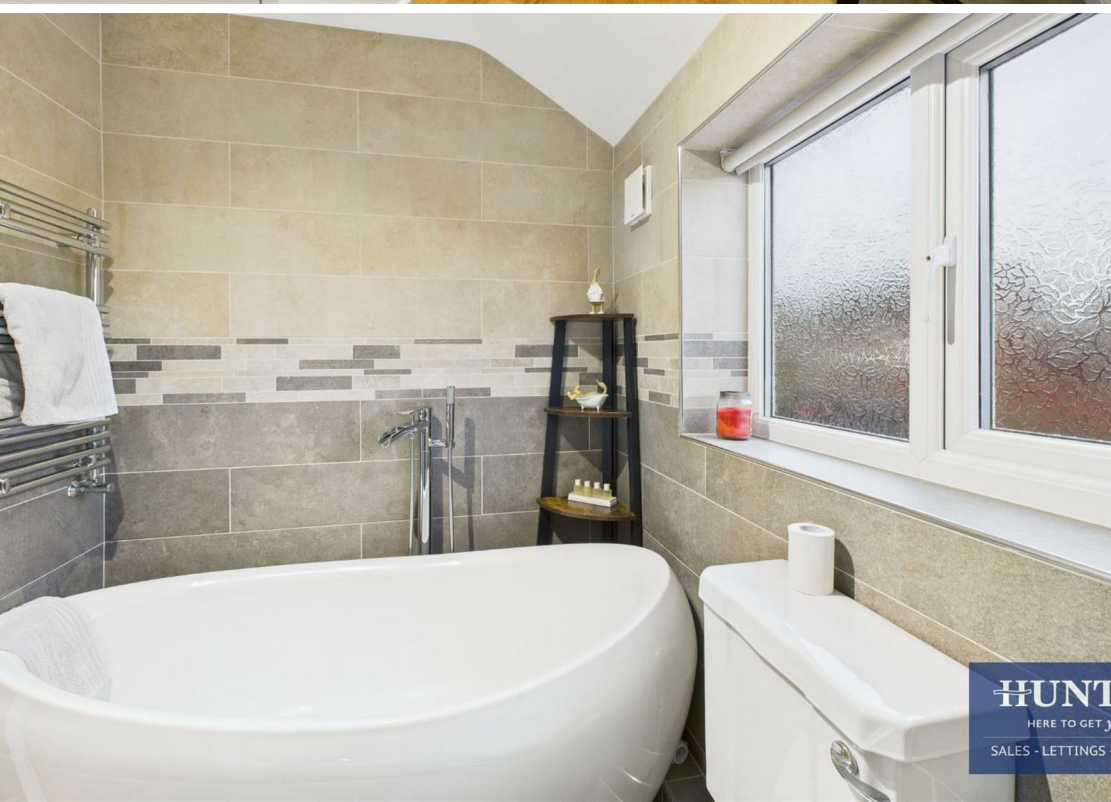
















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