



Whitburn Bents Road, Sunderland

£550,000

HUNTERS®
EXCLUSIVE

Whitburn Bents Road, Sunderland

DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN * STUNNING SEAFRONT POSITION * PANORAMIC VIEWS * FOUR BEDROOMS * GATED PARKING * INTEGRAL GARAGE * HOT TUB * RARE TO THE MARKET * COUNCIL TAX BAND - E *

Situated on Whitburn Bents Road an exceptional location with unrivalled coastal views.

Hunters are delighted to offer this rare opportunity to purchase a fantastic family home.

Within easy walking distance of Whitburn Village, Seaburn and award winning beaches, the property is well placed for an extensive range of urban amenities within this highly fashionable coastal district of the City.

Offering superb spacious living accommodation that offers versatile space to suit a wide range of buyers.

We anticipate a huge level of interest, therefore internal inspection is essential to appreciate the size and quality of the accommodation on offer.

Briefly comprising :

Porch

Entrance hall

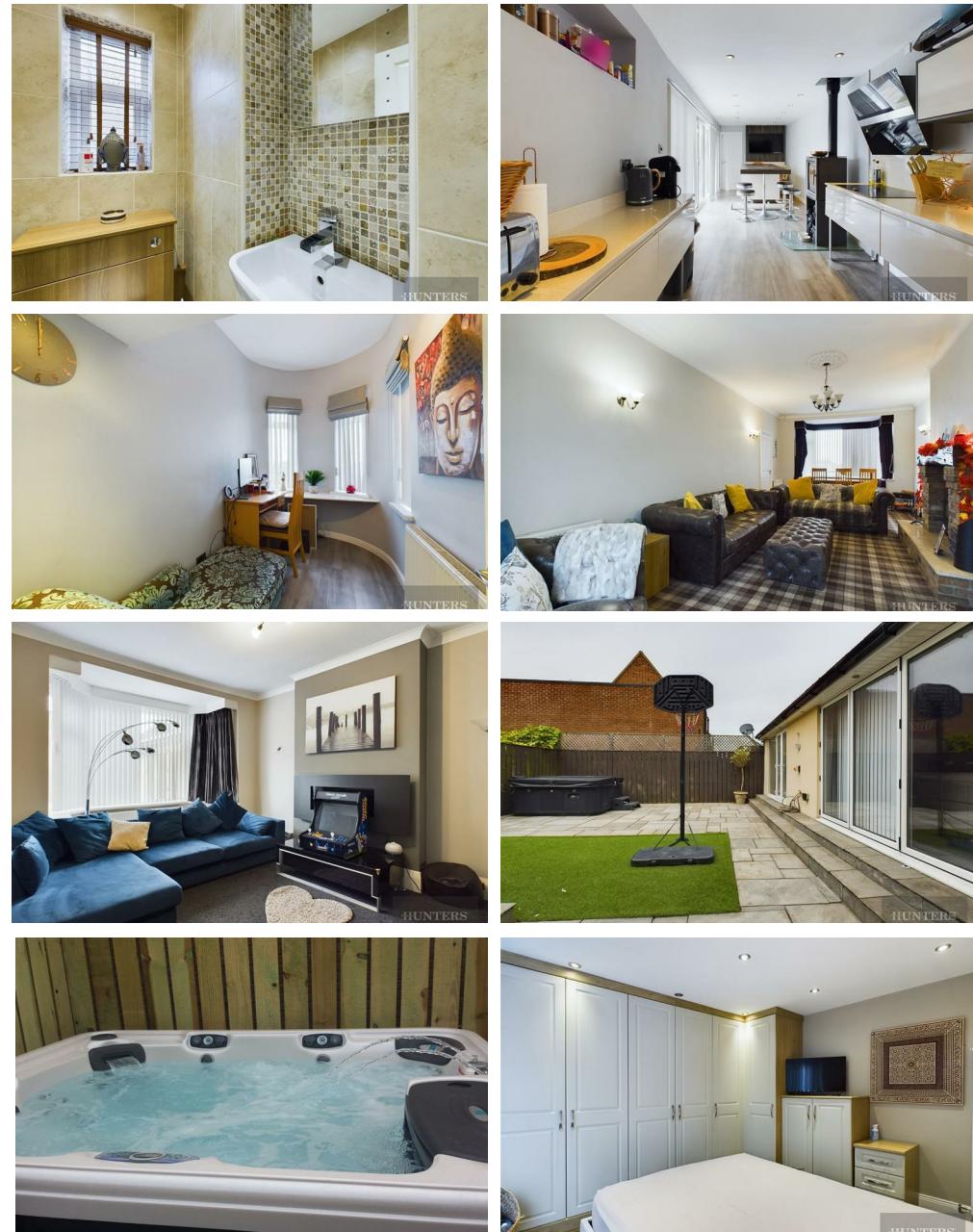
Open plan lounge with a conservatory off

Separate reception room

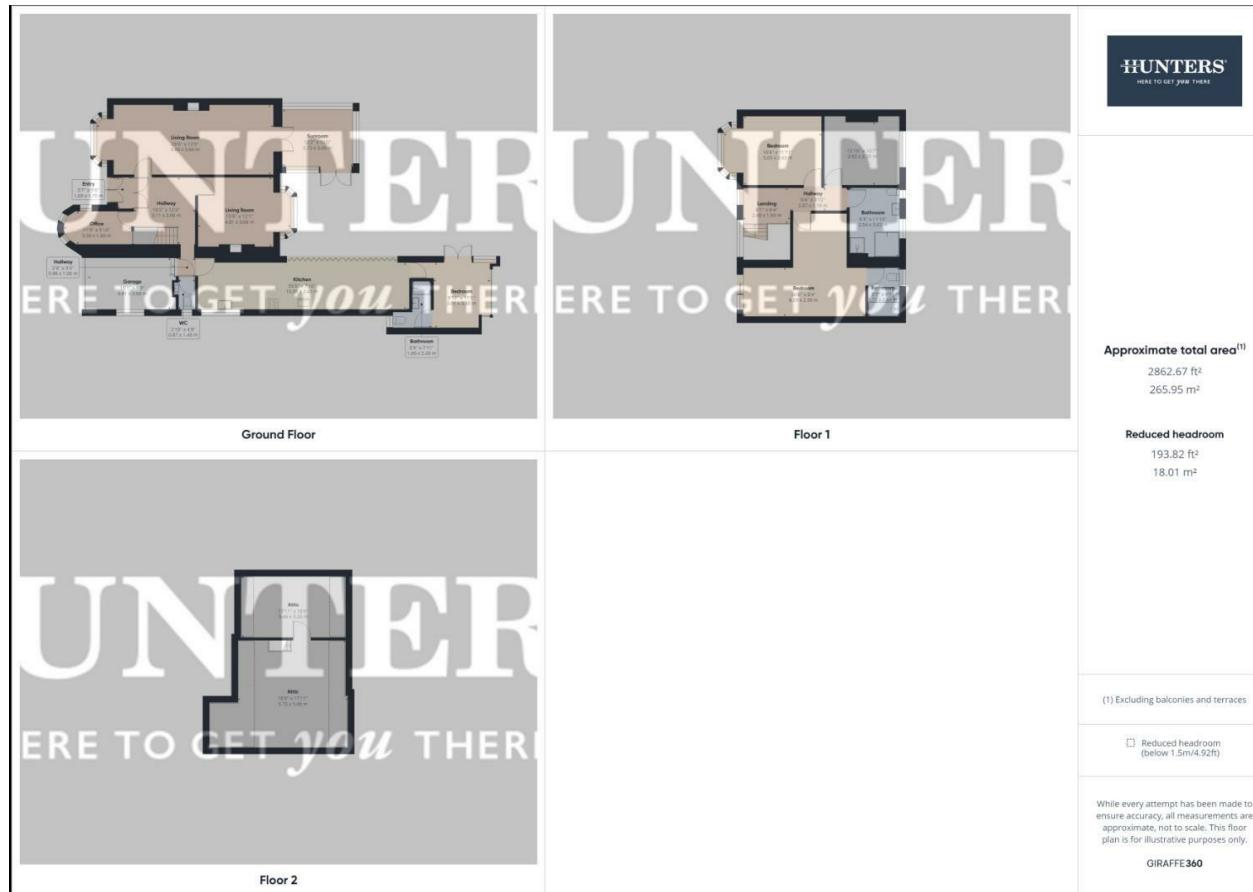
WC

Door to integral garage

Kitchen / Dining area with Island and wood burning stove







HUNTERS
HERE TO GET you THERE

Approximate total area⁽¹⁾

2862.67 ft²
265.95 m²

Reduced headroom

193.82 ft²
18.01 m²

⁽¹⁾ Excluding balconies and terraces

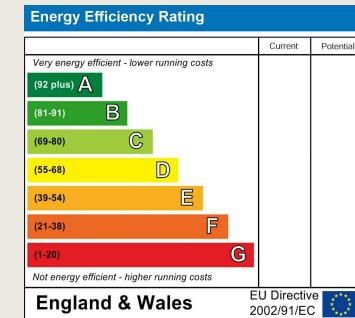
Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

THINKING OF SELLING? 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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