



## Fairfield Drive, Whitburn, Sunderland, Tyne and Wear, SR6 7HE

- Four Bedroom
- One Living Room
- EPC: C
- One Open Plan Kitchen Dining
- One Bathroom

**Offers Over £240,000**





# Fairfield Drive, Whitburn, Sunderland, Tyne and Wear, SR6 7HE

## DESCRIPTION

\* PLEASE VIEW VIRTUAL TOUR & FLOOR PLAN \* FOUR BEDROOMS \*  
WHITBURN SR6 \* GARAGE \* CLOSE TO AMENITIES \* SUPERBLY  
PRESENTED \* COUNCIL TAX BAND - B \* EPC -RATING - C \*

An opportunity to purchase a superb four bedroom family home in the popular residential area of Whitburn.

Well placed for easy access to the coast and local amenities as well as very highly regarded schools.

The property itself has been upgraded throughout by the current owners to provide stunning accommodation which is certain to impress.

Occupying a pleasant position at the head of a quiet cul-de-sac this is ideal for the needs of a family looking for a coastal location.

Briefly comprising -

Entrance Hallway

Living Room

Open Plan Kitchen Dining

Ground Floor Bedroom

Three Bedrooms

Bathroom

Gardens to Front & Rear

Garage

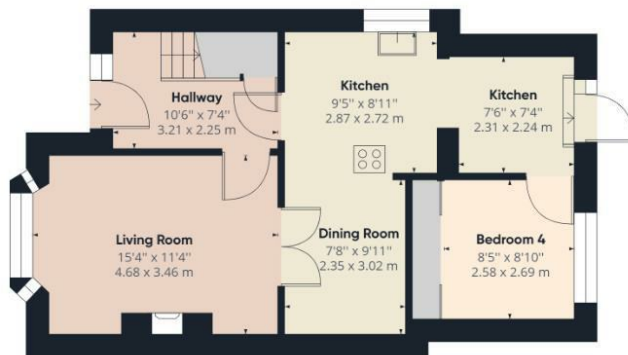
Viewing Essential











Ground Floor Building 1



Floor 1 Building 1

### Viewings

Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**HUNTERS**  
HERE TO GET YOU THERE

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

917.67 ft<sup>2</sup>  
85.25 m<sup>2</sup>

#### Reduced headroom

3.56 ft<sup>2</sup>  
0.33 m<sup>2</sup>

(1) Excluding balconies and terraces

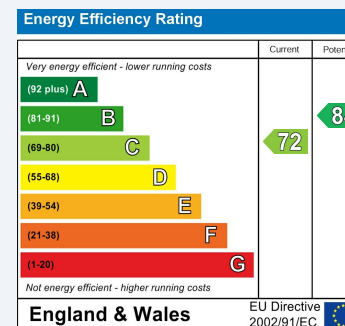
Reduced headroom  
(below 1.5m/4.92ft)

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.