



Rupert Street, Sunderland

- TWO BEDROOM COTTAGE
- WHITBURN VILLAGE LOCATION
- CLOSE TO AMENITIES
- COUNCIL TAX BAND - A
- SPACIOUS THROUGHOUT
- CLOSE TO COAST
- LARGE REAR YARD
- EPC - D

£140,000

Tenure: Freehold

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Rupert Street, Sunderland

DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN * TWO BEDROOM COTTAGE * SPACIOUS THROUGHOUT * WHITBURN VILLAGE LOCATION * CLOSE TO COAST AND AMENITIES * REAR YARD * COUNCIL TAX BAND - A * EPC - D *

Hunters are delighted to present an opportunity to purchase this well maintained two bedroom cottage in the sought after location of Whitburn.

Perfectly positioned in this highly regarded village with excellent amenities available including very good local schools, the sea front and transport links.

The property is attractively presented and provides impressively spacious and versatile accommodation.

Briefly comprising entrance hall, two bedrooms, living/dining area, kitchen and bathroom.

To the rear is an enclosed yard with garage door and brick built storage shed.

Viewing of this lovely cottage comes highly recommended !





Council Tax: A

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.

Approximate total area¹
627.53 ft²
58.3 m²



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		67	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Excluding balconies and terraces

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

GIRAFFE 360

Viewing

Please contact our Hunters Sunderland Office on 0191 594 7788 if you wish to arrange a viewing appointment for this property or require further information.

11b Sea Road, Fulwell, Sunderland, SR6 9BP

Tel: 0191 594 7788 Email:

sunderland@hunters.com <https://www.hunters.com>



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

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