



Marsden View, Whitburn, Tyne and Wear, SR6 7LY

- FULLY MODERNISED HOME
- THREE BEDROOM
- COUNCIL TAX BAND C
- STUNNING COUNTRYSIDE VIEWS
- CLOSE TO COAST AND AMENITIES
- EPC RATING D

Asking Price £167,500



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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN * FULLY MODERNISED HOME * STUNNING COUNTRYSIDE VIEWS * CLOSE TO COAST AND AMENITIES * THREE BEDROOMS * COUNCIL TAX BAND - A * EPC - D *

Hunters are delighted to offer this beautifully modernised property offering ready to move into accommodation on Marsden View, Whitburn.

A desirable location with stunning views of the local countryside and perfectly placed for the superb coastline, excellent local amenities, transports links and well renowned schools.

This spacious home boasts a well designed fitted kitchen/dining area and a living room to the first floor, alongside space for either a utility room and/or downstairs WC. Whilst the first floor has three good sized bedrooms all with views, shower room and separate WC.

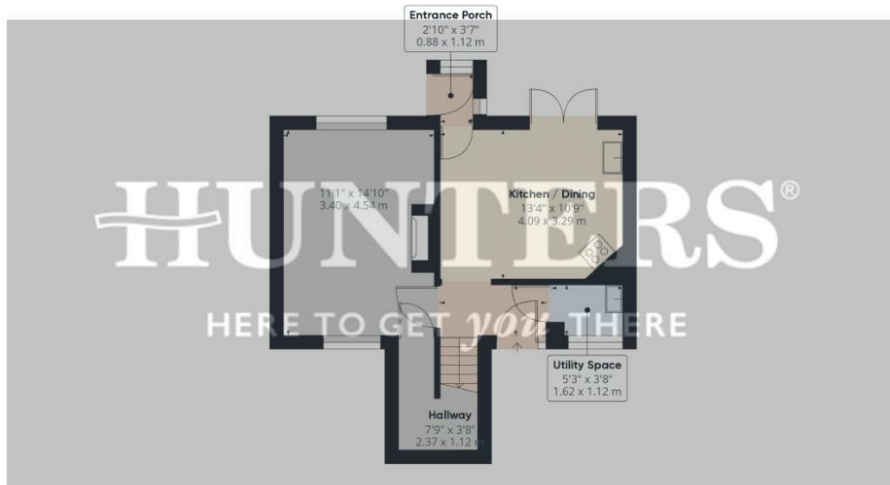
Externally a front paved garden area is perfect for enjoying the open aspect whilst the rear garden area offers gated access and a storage shed.

Fully double glazed, gas central heated throughout and sure to appeal to a wide range of buyers.

Viewing comes highly recommended to appreciate the immaculate accommodation on offer !







Ground Floor



Floor 1



Approximate total area¹¹

786.4 ft²
73.06 m²

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.

GIRAFFE360

Viewings

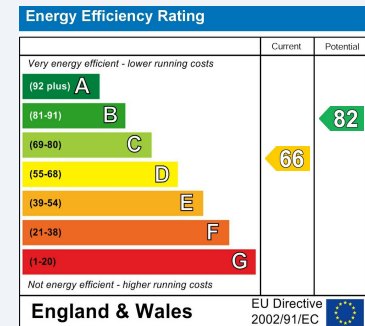
Please contact sunderland@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.

