



Oak Crescent, Whitburn, Sunderland, Tyne & Wear, SR6 7DR

Asking Price £165,000



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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * TWO BEDROOMS
* OPEN ASPECT VIEWS * WHITBURN VILLAGE * CLOSE TO
AMENITIES * COUNCIL TAX BAND - A * EPC RATING - D *

Hunters welcome to the market this charming two bedroom end terraced home in Oak Crescent, Whitburn, Sunderland.

With a warm and inviting lounge, a kitchen/diner adorned with a range of units, and a sunroom, this property offers a comfortable ground floor living space.

The first floor hosts a master bedroom at the front, a second bedroom at the rear, and a bathroom.

The generous plot of this house is a rare find, boasting gardens to the front, side, and rear, alongside open aspect views of the fields and coast.

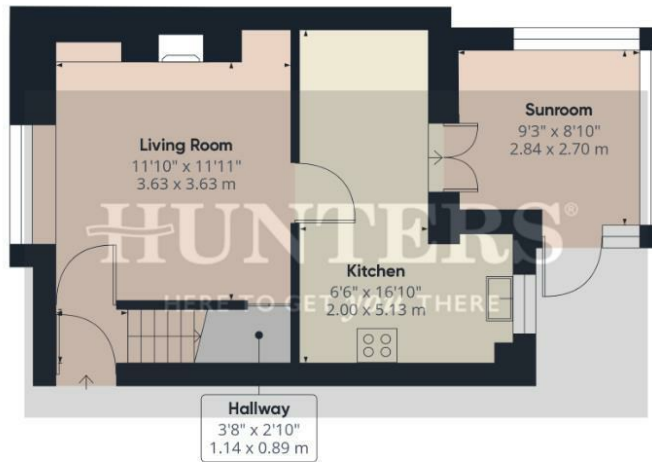
Ideally situated in the sought-after residential area of Whitburn, offering easy access to the stunning coastline for leisurely walks and breath taking views.

Families will appreciate the proximity to well-regarded schools, while everyone can enjoy the convenience of Whitburn Village amenities, including shops, bars, and restaurants just a stone's throw away.

With no onward chain, this property is a rare find and is sure to appeal to a range of buyers.







Ground Floor



Floor 1

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.



Approximate total area⁽¹⁾
706.87 ft²
65.67 m²

(1) Excluding balconies and terraces

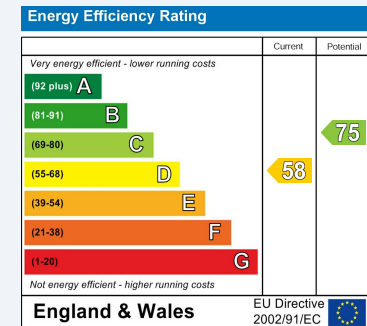
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.

