



Whitburn Bents Road, Sunderland, SR6

HUNTERS[®]
HERE TO GET *you* THERE

Whitburn Bents Road, Sunderland, SR6

Asking Price £335,000

* PLEASE VIEW FLOORPLAN & VIRTUAL TOUR * 2 BED MID TERRACE COTTAGE * SEA FRONT LOCATION * FREEHOLD * COUNCIL TAX BAND - B *

Nestled in the desirable Bents Cottages on Whitburn Bents Road, Sunderland, this charming two-bedroom mid-terrace cottage presents a wonderful opportunity for those seeking a coastal retreat. With stunning sea views from the rear and just a literal stone's throw from the beach, this property is sure to capture the hearts of many.

Upon entering, you are welcomed into a lounge that seamlessly flows into a dining area, creating an inviting space for both relaxation and entertaining. The property also benefits from a fitted kitchen, offering a functional space for everyday living.

The ground floor also features a well-appointed bedroom and a bathroom, providing convenience and accessibility. Ascending the staircase, you will find a second bedroom complete with ensuite facilities, offering a private sanctuary for guests or family members.

The property does require some updating throughout, giving buyers the exciting opportunity to modernise and personalise the space to their own tastes. With a bit of vision and creativity, this could be transformed into a truly fantastic home in one of the area's most sought-after coastal locations.

This property is not only a fantastic investment but also a chance to enjoy the picturesque surroundings of Whitburn Bents. With its unbeatable proximity to the sea and local amenities, this home is sure to be in high demand.

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Floor 0



Floor 1

Approximate total area^m

82.1 m²

883 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Hallway

3'4" x 3'1"

Living/Dining Room

31'1" x 9'1"

Hallway

2'9" x 5'9"

Bathroom

6'0" x 4'11"

Bedroom 1

12'4" x 9'10"

Kitchen

15'11" x 8'5"

Hallway

3'6" x 2'10"

Bedroom 2

10'3" x 11'6"

Bathroom 2

10'2" x 8'10"


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive

2002/91/EC



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. 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.

