



Shearwater, Whitburn, Sunderland, SR6 7SF

£395,000



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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN * THREE BEDROOM DETACHED HOME * LARGE GARDEN * GARAGE * CLOSE TO COAST AND AMENITIES * COUNCIL TAX BAND - D * EPC RATING - D *

Hunters welcome to the market this pleasantly situated three bedroom detached family home, perfectly placed on the desirable development of Shearwater.

With easy access to the stunning local coastlines and the many amenities of Whitburn village alongside catchment for excellent local schools and transport links.

The property provides well maintained and spacious accommodation throughout. Benefitting from a driveway, gardens both front and rear, utility area, integral garage and two modern refurbished bathrooms.

To the first floor there is a superbly light entrance hall, living room, dining room, conservatory, kitchen with utility area and a downstairs toilet. Whilst upstairs boasts three bedrooms, master with ensuite and a large family bathroom.

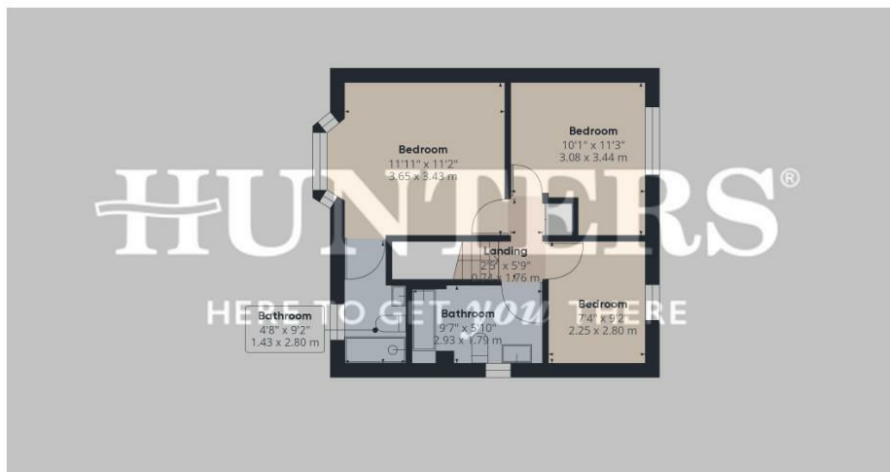
Viewing of this exciting opportunity is highly recommend to fully appreciate the space, home and potential on offer.







Ground Floor



Floor 1

HUNTERS
HERE TO GET YOU THERE

Approximate total area⁽¹⁾

1213.55 ft²
112.74 m²

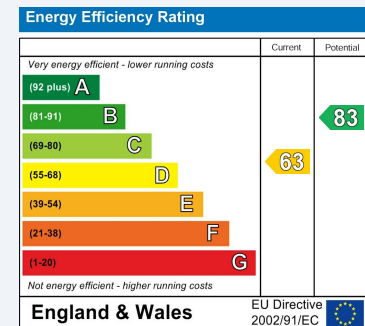
(1) Excluding balconies and terraces

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

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.

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.



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