



Geoffrey Street, Whitburn, Sunderland, SR6

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Geoffrey Street, Whitburn, Sunderland, SR6

Offers In The Region Of £165,000

* 3 BEDROOM * LEASEHOLD * NO ONWARD CHAIN * WHITBURN * COUNCIL TAX BAND B *

This well-presented three-bedroom terraced house is offered for sale with no onward chain in the sought-after coastal area of Whitburn, Sunderland. Arranged over two floors, the property offers spacious accommodation including two reception rooms and a practical layout suited to a range of buyers.

To the ground floor, the spacious living/dining room benefits from high ceilings, creating a bright and welcoming main living space. The dining area includes built-in storage, while the living area features a fireplace providing an attractive focal point. The reception rooms lead through to the kitchen, which has a large understairs cupboard offering useful additional storage and could be used as a pantry. Beyond the kitchen is the bathroom, which is partially tiled and fitted with a bath.

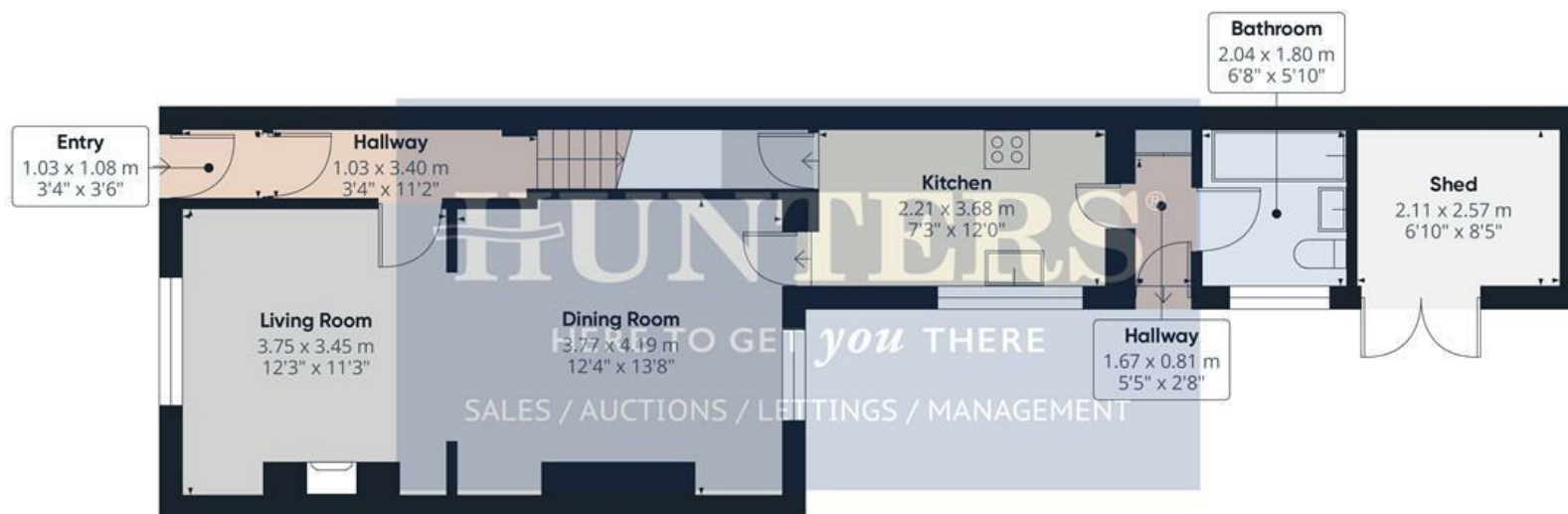
Upstairs, there are three bedrooms comprising two generous doubles and a single bedroom, providing flexibility for family living, a home office or guest accommodation.

To the rear, the property has a yard with a roller shutter, providing secure off-street parking.

Whitburn is well regarded locally for its excellent school provision and desirable coastal setting. The area is surrounded by green space and is close to the coast, with a range of coastal walks and outdoor leisure opportunities nearby.

This three-bedroom terraced house offers a spacious and practical home in a popular coastal location and, with no onward chain, presents an excellent opportunity for those looking to move to the Whitburn area.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

86.6 m²

933 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



Entry
3'4" x 3'6"

Hallway
3'4" x 11'1"

Living Room
12'3" x 11'3"

Dining Room
12'4" x 13'8"

Kitchen
7'3" x 12'0"

Hallway
5'5" x 2'7"

Bathroom
6'8" x 5'10"

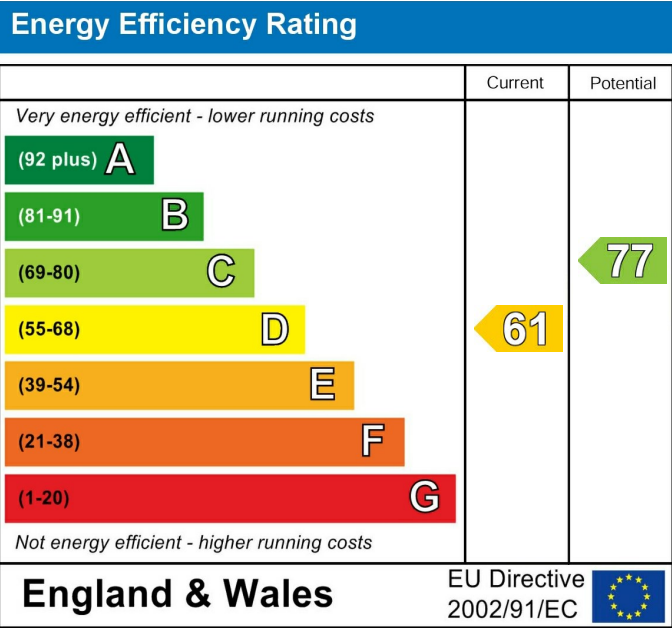
Landing
5'11" x 6'3"

Bedroom 1
8'7" x 12'8"

Bedroom 2
8'5" x 12'6"

Bedroom 3
5'10" x 9'6"

Shed
6'11" x 8'5"



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.











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