



Cedar Grove, Whitburn, SR6

**HUNTERS**<sup>®</sup>

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# Cedar Grove, Whitburn, SR6

Asking Price £189,950

\* 3 BEDROOM \* SEMI DETACHED \* FREEHOLD \* SEA VIEWS \* LARGE DRIVEWAY \* GARDEN \* NO ONWARD CHAIN \* COUNCIL TAX BAND A \*

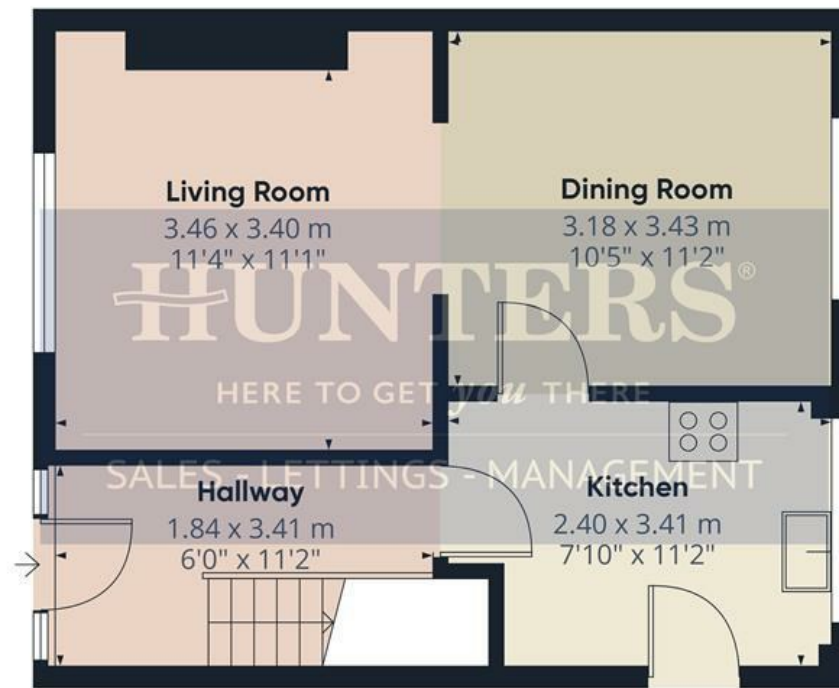
This three-bedroom semi-detached house is offered for sale in Whitburn, Sunderland, occupying a corner plot with an attractive garden, large driveways and an impressive view of Whitburn Mill. Situated close to the seafront, the property provides convenient access to coastal walks and nearby green spaces and parks.

Internally, the house is in good condition and includes two reception rooms. The living room features large windows and a fireplace, while the separate dining room enjoys views over the garden, creating a defined space for family meals and entertaining. The modern kitchen includes an integrated fridge freezer, integrated washer/dryer, a kick space heater and direct access to the garden.

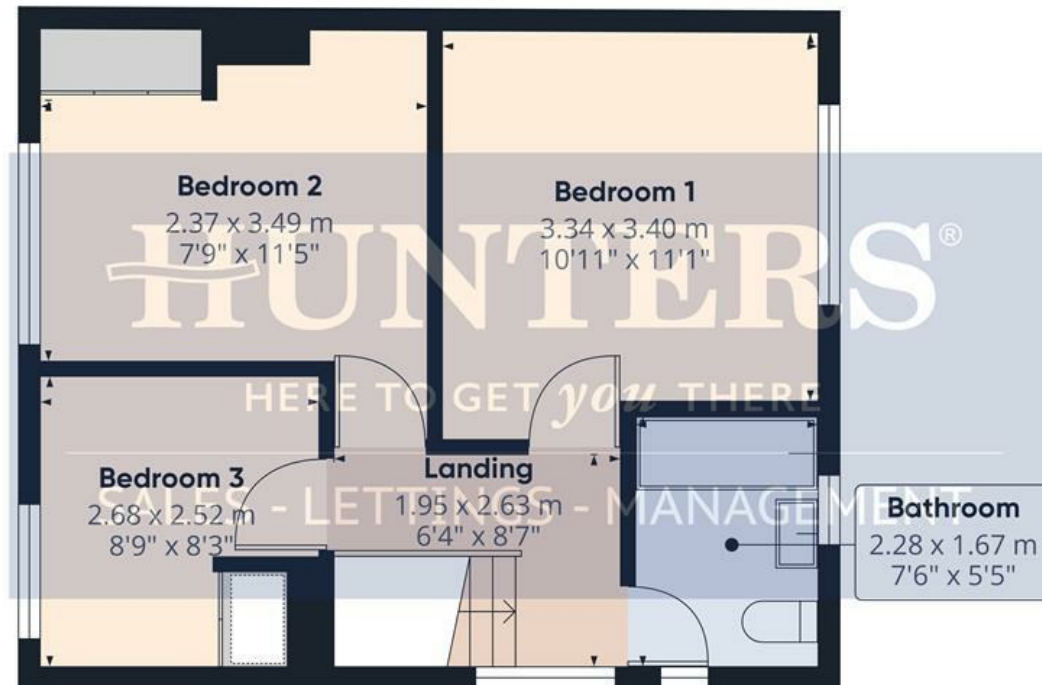
Bedroom accommodation comprises a master bedroom with built-in wardrobes and large windows, a further double bedroom with built-in wardrobes, and a single bedroom, also with built-in storage. The fully tiled bathroom includes an electric shower.

The location is well suited to families, with nearby schools and a sought-after residential setting. Local amenities in Whitburn village include shops, cafés and everyday services, with the wider facilities of Sunderland easily accessible. The property benefits from on-site parking via the large driveways, along with the corner plot South Facing garden.

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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

73.6 m<sup>2</sup>

793 ft<sup>2</sup>

(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.

**Hallway**

6'0" x 11'2"

**Living Room**

11'4" x 11'1"

**Dining Room**

10'5" x 11'3"

**Kitchen**

7'10" x 11'2"

**Landing**

6'4" x 8'7"

**Bedroom 1**

10'11" x 11'1"

**Bedroom 2**

7'9" x 11'5"


**Bedroom 3**

8'9" x 8'3"

**Bathroom**

7'5" x 5'5"

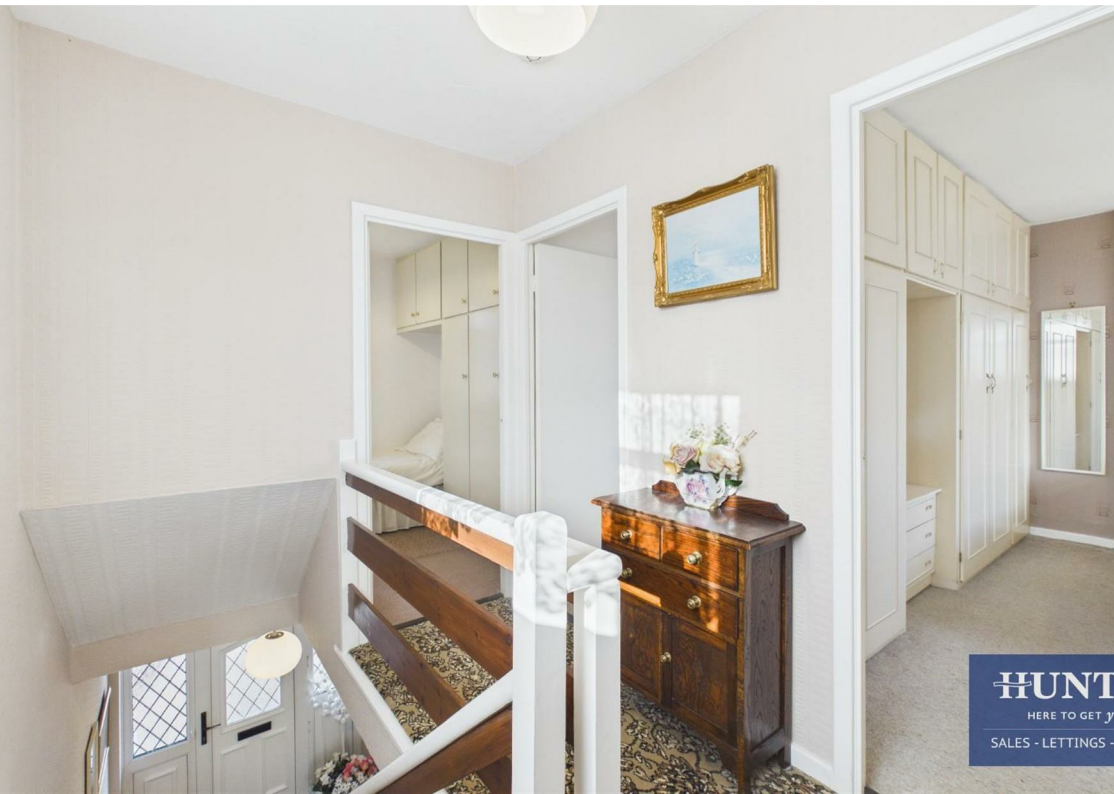
**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.











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