



Redhill, Whitburn, SR6

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## Redhill, Whitburn, SR6

### Offers In The Region Of £630,000

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS \* 4 BEDROOM \* DETACHED TOWNHOUSE \* FREEHOLD \* 2 BATHROOMS \* LARGE DRIVEWAY\* COUNCIL TAX BAND F \* EPC RATING C \*

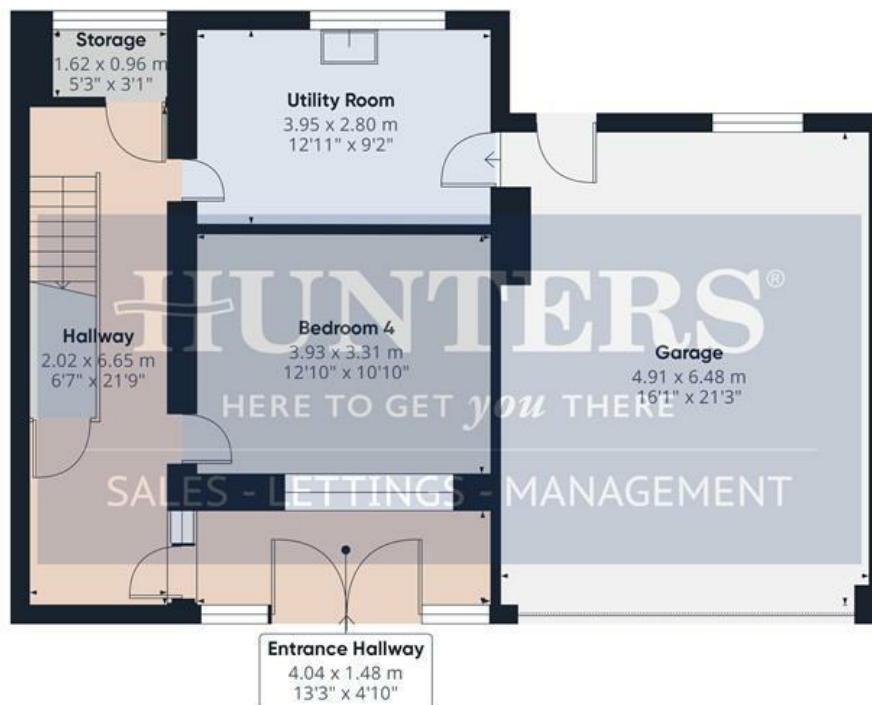
This stunning four-bedroom detached town house is for sale in the popular Redhill area of Sunderland, offering a light and airy layout that works especially well for families.

Set across three levels, the property features a spacious kitchen dining room with a kitchen island, wood countertops, curved electric hob and dual aspect windows, creating a bright space for everyday meals and entertaining. There is ample dining and breakfast space, with natural light throughout. The main reception room enjoys large windows with a garden view, a media wall with inset electric fire, built-in shelving and access to a wrap-around balcony.

Bedroom accommodation is well thought out: the master bedroom includes built-in wardrobes and an en suite with walk-in shower, double vanity units, heated floors, heated towel rail and fully tiled finish. Two further double bedrooms on the top floor both have built-in wardrobes, and one also benefits from built-in shelving. The fourth double bedroom is on the ground floor, with large windows and modern vertical radiators. The family bathroom offers a free-standing bath, rain shower, heated towel rail and attractive modern suite with wood panelled walls. There is also a WC on the middle floor next to the kitchen and living room, plus a large downstairs utility room.

Outside, a large impressive garden is complemented by a generous driveway with space for multiple cars and a double garage.

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Floor 0

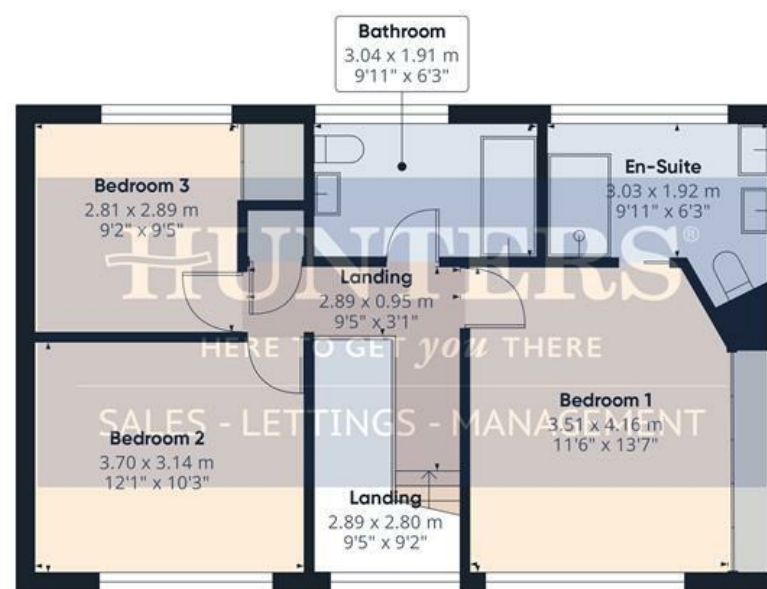
Approximate total area<sup>(1)</sup>

191.3 m<sup>2</sup>

2058 ft<sup>2</sup>



Floor 1



Floor 2



(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.

**Entrance hallway**

13'3" x 4'10"

**Hallway**

6'7" x 21'9"

**Bedroom 4**

12'10" x 10'10"

**Utility Room**

12'11" x 9'2"

**Storage**

5'3" x 3'1"

**Garage**

16'1" x 21'3"

**Hallway**

6'7" x 16'6"

**Kitchen/Dining Room**

12'2" x 20'4"

**Living Room**

13'5" x 20'4"

**WC**

5'7" x 3'3"

**Landing**

9'5" x 9'2"

**Landing**

9'5" x 3'1"

**Bedroom 1**

11'6" x 13'7"

**En-Suite**

9'11" x 6'3"

**Bedroom 2**

12'1" x 10'3"


**Bedroom 3**

9'2" x 9'5"

**Bathroom**

9'11" x 6'3"

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</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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