
Larch Avenue, Whitburn, Sunderland, SR6
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Larch Avenue, Whitburn, Sunderland, SR6

Offers In The Region Of £235,000

* 3 BEDROOM * SEMI DETACHED * SEA VIEWS * WHITBURN * FREEHOLD * DOUBLE DRIVEWAY * GARDEN *

This three-bedroom semi-detached house in Sunderland is offered for sale in excellent condition, providing well-planned accommodation suited to modern living.

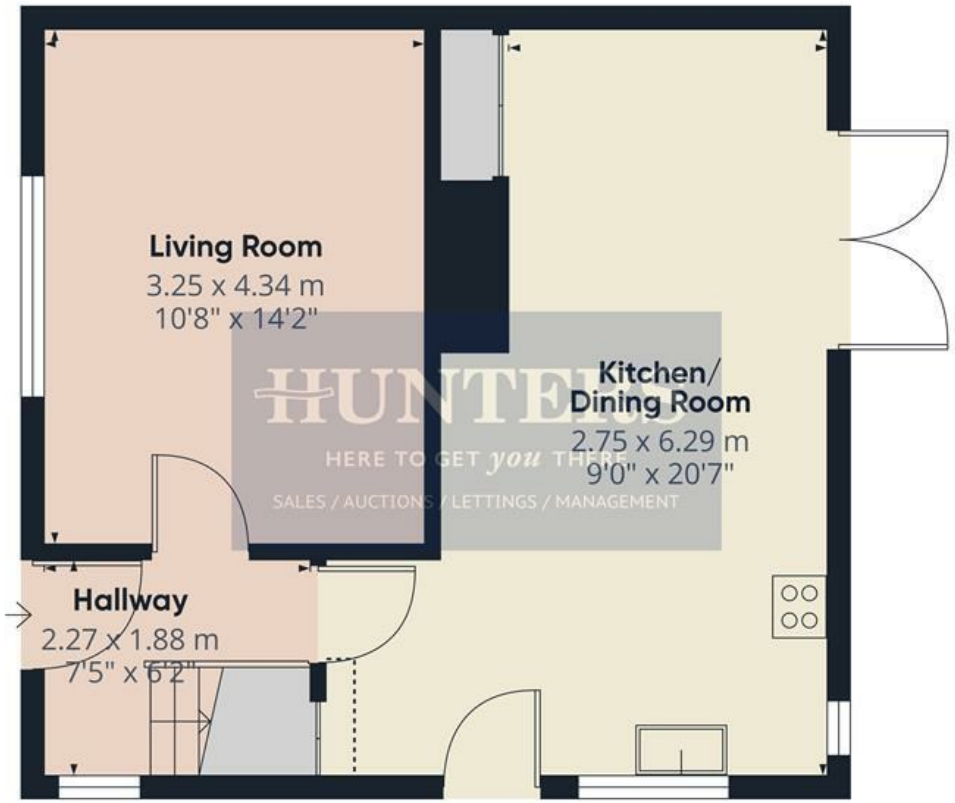
To the front, a double block-paved driveway provides off-street parking. Inside, the property features a pleasant living room, providing a comfortable space to relax. The contemporary open-plan kitchen/diner is well equipped with an integrated dishwasher, fridge/freezer, ceramic sink and induction hob, complemented by a tiled splashback. The dining area benefits from a large storage cupboard, with additional under-stairs storage and a breakfast area adding to the practicality of the space. Dual-aspect windows allow plenty of natural light, with direct access to the rear garden.

The rear garden is a particular feature, enjoying stunning sea views and providing an attractive outdoor space from which to appreciate the coastal setting.

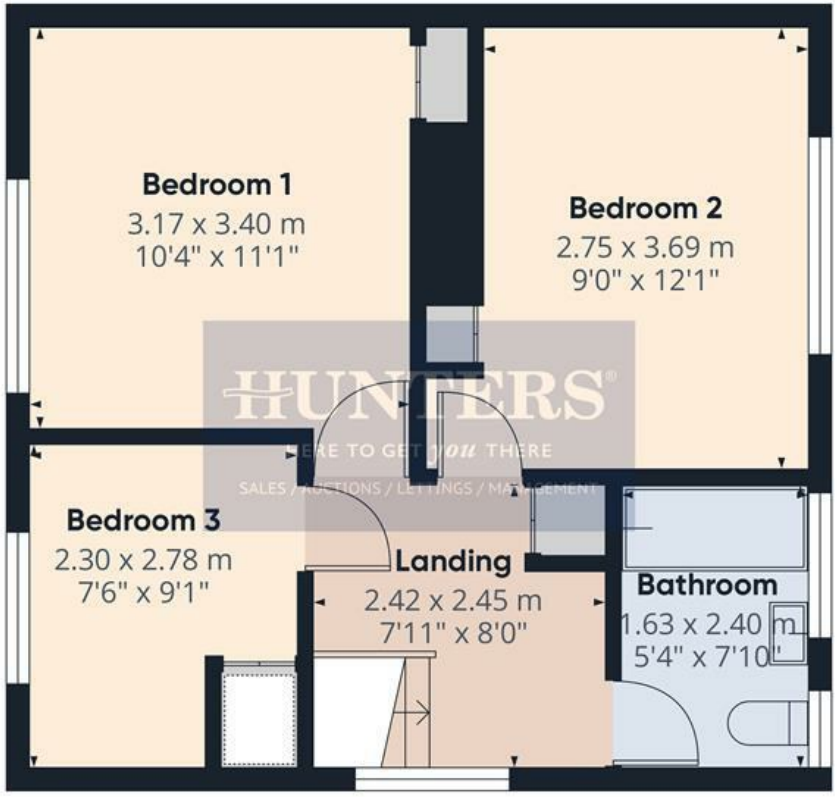
Upstairs, there are two generous double bedrooms and a single bedroom, all benefiting from built-in storage. The second bedroom enjoys attractive views over the surrounding fields towards the sea, while the landing provides further useful storage. The beautiful modern bathroom is fitted with a bath and rain shower.

Located in Sunderland’s coastal area, the property is well placed for access to the seafront, beaches and surrounding green spaces, with local schools, shops and cafés also within easy reach.

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Floor 0



Floor 1

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Approximate total area(1)

77.6 m²

833 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 1.5 m/5 ft

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

GIRAFFE360

W
S N
E

Hallway
7'5" x 6'2"

Living Room
10'7" x 14'2"

Kitchen/Dining Room
9'0" x 20'7"

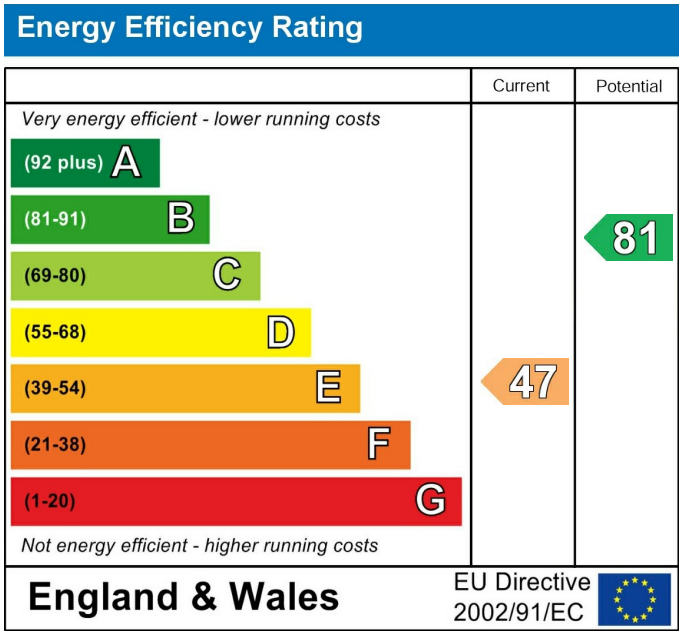
Landing
7'11" x 8'0"

Bedroom 1
10'4" x 11'1"

Bedroom 2
9'0" x 12'1"

Bedroom 3
7'6" x 9'1"

Bathroom
5'4" x 7'10"



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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