



Shearwater, Whitburn, SR6



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SALES - LETTINGS - MANAGEMENT

Shearwater, Whitburn, SR6

Offers In The Region Of £425,000

* 3 BEDROOM * FREEHOLD * DETACHED BUNGALOW * DOUBLE DRIVEWAY * DOUBLE GARAGE * FRONT GARDEN * MULTI LEVEL REAR GARDEN * NO ONWARD CHAIN * COUNCIL TAX BAND D * EPC TBC *

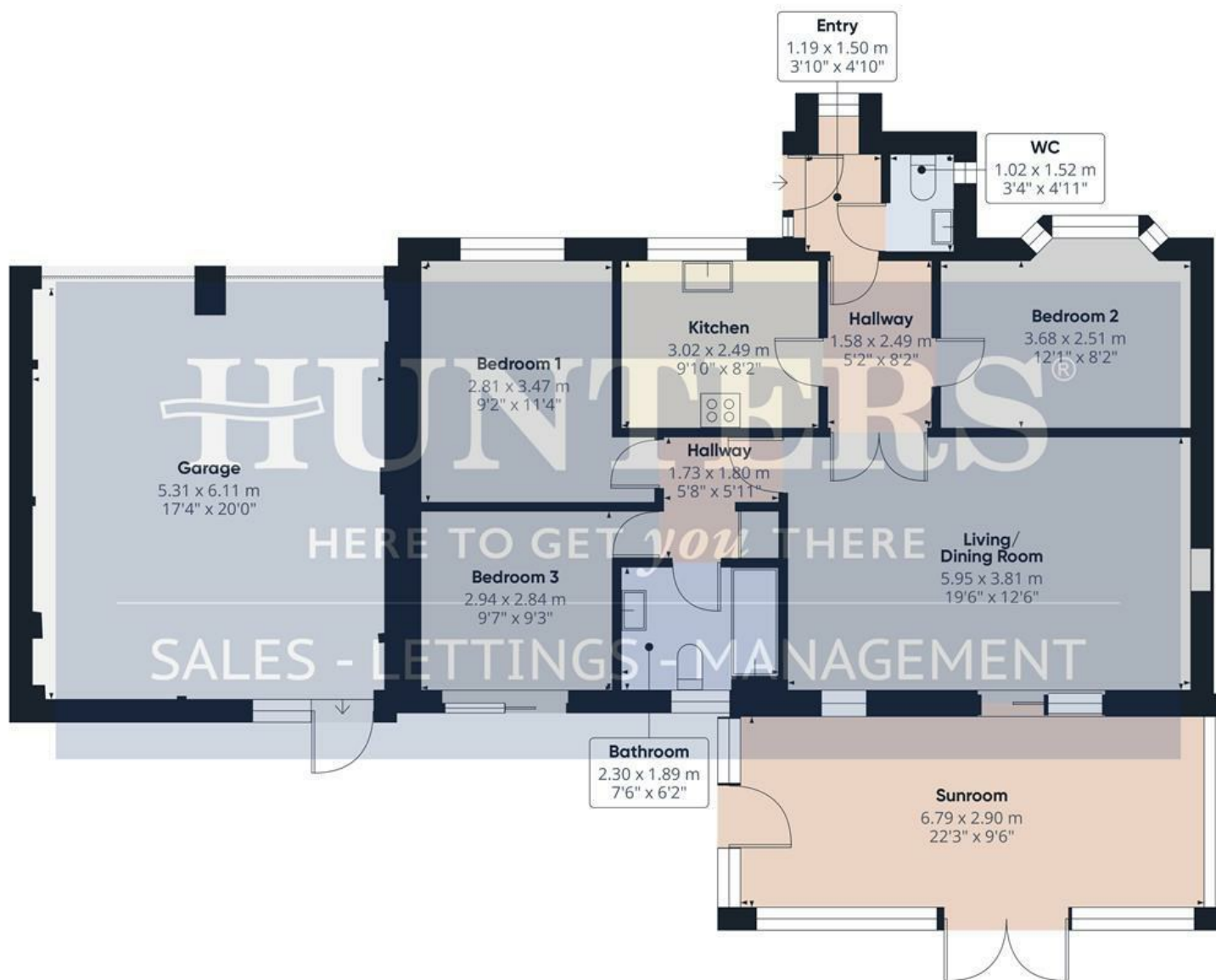
Set within the highly desirable coastal village of Whitburn, this three-bedroom detached bungalow offers an excellent opportunity for buyers seeking a spacious home with scope to modernise and add value. Ideal for families, downsizers or renovators alike, the property combines generous living space with a superb garden located close to the coast.

Internally, the accommodation includes a substantial open-plan living and dining room leading through to a bright and spacious sunroom, creating a versatile additional reception area perfect for relaxing or entertaining. The kitchen offers good proportions and clear potential for refurbishment to suit individual tastes. There are two well-sized double bedrooms alongside a single bedroom with direct access to the rear garden, making it ideal as a guest room, home office or hobby space. A family bathroom with built-in storage and a separate WC complete the layout.

Externally, the property truly stands out with its impressive multi-level rear garden, offering a variety of spaces for outdoor seating, gardening and family enjoyment. A useful summerhouse/workshop provides additional storage or workspace potential, while the large double garage adds further practicality.

Whitburn remains one of the region's most sought-after coastal villages, renowned for its scenic cliff-top walks, beaches and strong community feel. Local shops, cafés and everyday amenities are available within the village and along the nearby seafront.

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Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
 136.5 m²
 1469 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.

Entry
3'10" x 4'11"

WC
3'4" x 4'11"

Hallway
5'2" x 8'2"

Kitchen
9'10" x 8'2"

Bedroom 1
9'2" x 11'4"

Hallway
5'8" x 5'10"

Bedroom 2
12'0" x 8'2"

Bedroom 3
9'7" x 9'3"

Living/Dining Room
19'6" x 12'5"

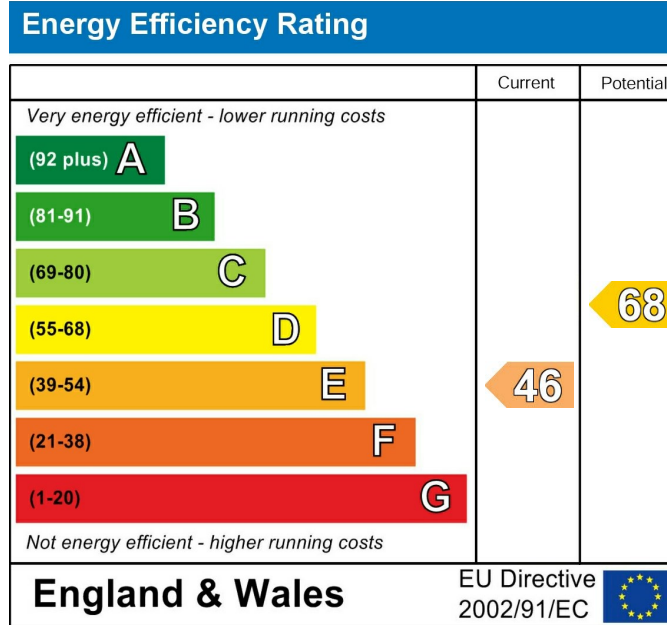
Bathroom
9'7" x 9'3"

Sunroom
22'3" x 9'6"

Garage
17'5" x 20'0"

Summer House
7'0" x 10'2"

Storage



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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