



Whiterocks Grove, Whitburn, SR6

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Whiterocks Grove, Whitburn, SR6

£325,000

* 3 BEDROOM * DETACHED * BUNGALOW * WHITBURN * FREEHOLD * LARGE DRIVEWAY * GARAGE * EPC RATING C *

For sale: this well-presented three-bedroom detached bungalow is situated on the sought-after Whiterocks Grove in Sunderland, offering spacious single-storey living in a popular residential location close to the seafront.

The accommodation centres around a welcoming living and dining room with dual-aspect windows, allowing plenty of natural light to fill the space, while a gas fire creates an attractive focal point. The modern kitchen is both practical and well equipped, featuring tiled flooring, an integrated dishwasher, a freestanding washing machine, and a breakfast area, with direct access to the rear garden.

The fully tiled bathroom includes built-in storage and a bath with a rain shower over. The master bedroom opens into a bright sunroom, creating a lovely additional space to relax and enjoy views of the garden. A second double bedroom benefits from built-in wardrobes and patio doors leading directly outside, while the third bedroom offers flexibility as a single bedroom, home office, or hobby room.

Externally, the property boasts a generous driveway providing off-street parking for multiple vehicles, together with a single garage. The enclosed rear garden provides an attractive outdoor space, ideal for relaxing or entertaining.

Whiterocks Grove is a highly regarded residential area, well placed for the seafront at Seaburn and Roker, where a range of cafés, restaurants, and coastal walks can be enjoyed. Local shops, supermarkets, and well-regarded schools are all within easy reach, making this an excellent location for a variety of buyers.

Offering well-proportioned accommodation, generous parking, and a desirable coastal location, this detached bungalow presents an excellent opportunity to purchase a home in one of Sunderland's most popular areas.

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Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

98.1 m²

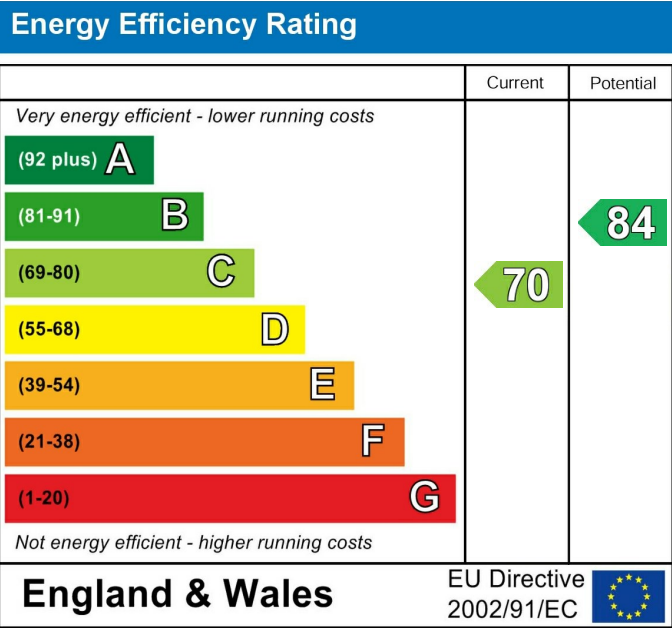
1056 ft²

(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.

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- Entry**
4'4" x 6'5"
- Kitchen/Dining Area**
9'1" x 16'4"
- Living/Dining Room**
12'7" x 19'4"
- Hallway**
7'1" x 5'3"
- Bedroom 1**
10'3" x 12'5"
- Sunroom**
8'11" x 9'4"
- Bedroom 2**
11'5" x 9'7"
- Bedroom 3**
8'2" x 8'3"
- Bathroom**
6'1" x 8'2"
- Garage**
9'1" x 17'11"

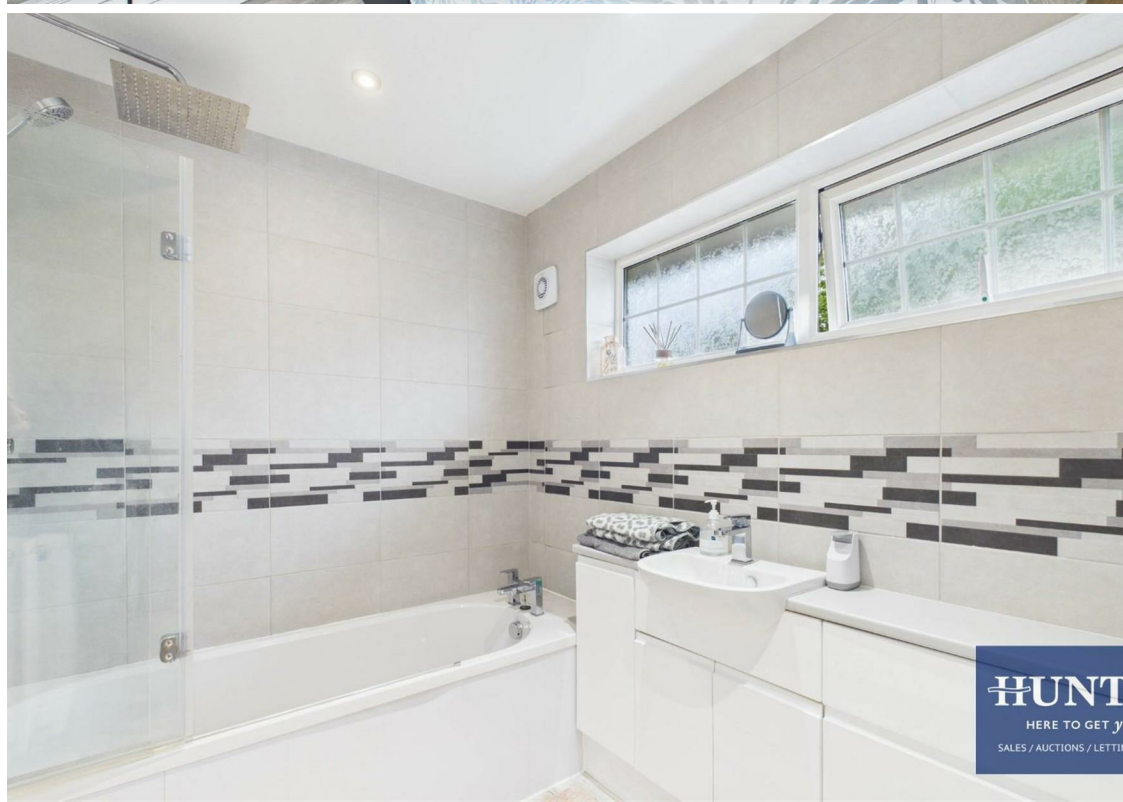


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