



L TERRACE

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Whitehall Terrace, Pallion, Sunderland, SR4

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SALES - LETTINGS - MANAGEMENT

# Whitehall Terrace, Pallion, Sunderland, SR4

## £1,000 Per Month

\* WHITEHALL TERRACE SR4 \* £1000 PCM \* £1153.84 DEPOSIT \* IMMEDIATE AVAILABILITY \* 3 OR 4 BEDROOM \* MID TERRACED \* ACCESS TO LOCAL AMENITIES AND TRANSPORT LINKS \* LIVING ROOM \* KITCHEN \* THREE UPSTAIRS BEDROOMS \* BATHROOM \* SEPERATE WC \* CAN USE 2ND RECEPTION AS BEDROOM \* YARD TO REAR WITH OFF STREET SECURED PARKING \* PERMIT STREET PARKING \* EPC RATING - D \* COUNCIL TAX BAND - A \*

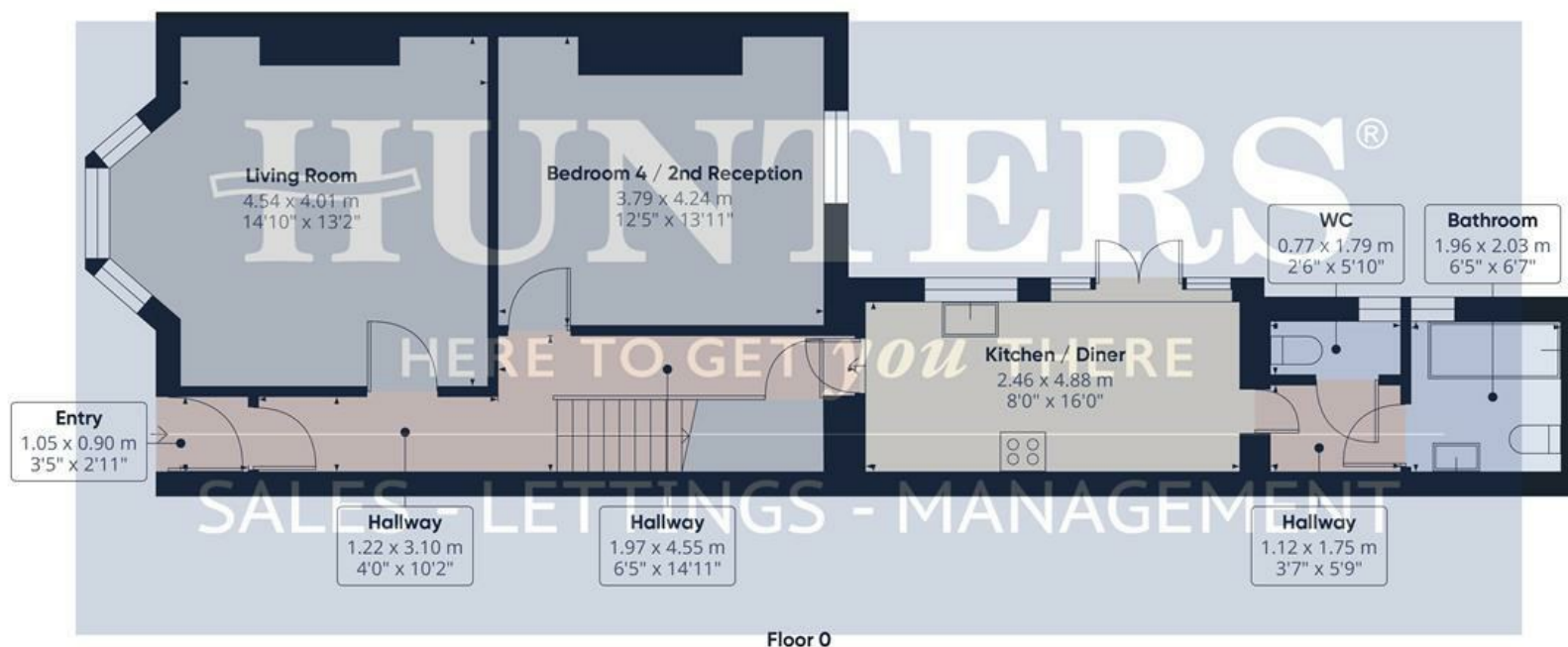
Located near Sunderland Royal Hospital on Whitehall Terrace, this charming terraced house presents an excellent opportunity for families and professionals alike. With three bedrooms upstairs, this property offers ample space for comfortable living. The versatility of the layout allows for the possibility of a fourth bedroom by utilising the second reception room, making it an ideal choice for those needing extra accommodation.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family time. The bathroom is conveniently located, ensuring ease of access for all residents. The property also boasts a private, secure rear yard, providing a peaceful outdoor space for relaxation or play. Off-street parking is available for one vehicle, a valuable asset in this bustling area. Parking is available around the house with a permit.

Situated close to local amenities and the hospital, this home is ideally located for those who appreciate convenience. The electric roller shutter adds an extra layer of security and ease of access, enhancing the overall appeal of the property.

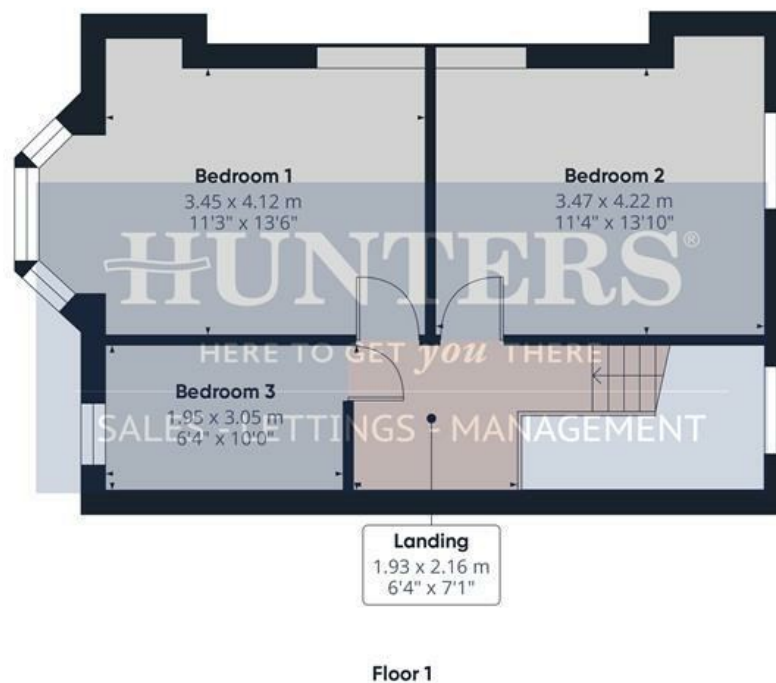
This terraced house on Whitehall Terrace is not just a place to live; it is a wonderful opportunity to create a home in a vibrant community. With its practical features and prime location, it is sure to attract interest from a variety of people. Do not miss the chance to view this delightful property and envision the possibilities it holds for you and your family.

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

112 m<sup>2</sup>  
1205 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.

### Living Room

14'10" x 13'2"

This living room is bright and welcoming, featuring a large bay window that floods the space with natural light. The room benefits from high ceilings and a decorative fireplace, creating a charming focal point. The neutral palette and carpeted floor offer a cosy atmosphere, ideal for relaxing or entertaining.

### Kitchen / Diner

8'0" x 16'0"

This kitchen and dining area is a stylish, fresh space with an efficient layout. It features contemporary white cabinetry paired with sleek black countertops, housing modern appliances including an oven and extractor hood. Ample natural light comes through the large double doors that open up to the rear yard, with light wood-effect flooring enhancing the airy feel. The room flows well with adjacent hallways providing access to the rest of the home.

### Bedroom 1

11'3" x 13'6"

This bedroom is a well-proportioned room with a large window that brightens the space and soft grey carpeting.. The room features high ceilings and ample wall space for furniture and storage, with a neutral, clean finish.

### Bedroom 2

11'4" x 13'10"

This bedroom has a bright ambiance with a large window that offers excellent natural light and views. The room is carpeted in soft grey tones and benefits from high ceilings and neutral walls for a calm, inviting atmosphere. There is ample space for a variety of bedroom furniture.

### Bedroom 3

6'4" x 10'0"

A cosy third bedroom with a window providing natural light, neutral décor and carpeting. The room is well-sized for a single bed or use as a study or guest room.

### Bedroom 4 / 2nd Reception

12'5" x 13'11"

This versatile room offers flexible use as a bedroom or second reception space. It features a window allowing natural light, neutral décor and carpeted flooring, making it a comfortable additional living area or bedroom.

### Bathroom

6'5" x 6'7"

The bathroom has a modern finish with grey clad walls and light flooring, fitted with a white bathtub with an overhead shower, a WC, and a pedestal basin. A frosted window provides natural light while maintaining privacy, and the room feels bright and fresh.

### WC

2'6" x 5'10"

The WC is compact and practical, with matching grey wall tiles, a white WC, and a small basin. A frosted window provides light and ventilation.

### Hallways and Landing

4' x 10'2" m

The bright entrance hall and connecting hallways feature neutral décor and carpeting consistent with the rest of the property, creating a welcoming flow throughout the home.

### Rear Garden / Courtyard

The rear yard is concrete and enclosed by white-painted walls, offering a private outdoor space with French doors providing direct access from the kitchen. Featuring a roller shutter door making it a practical area for outdoor storage or seating, or off street parking.

### Hallway

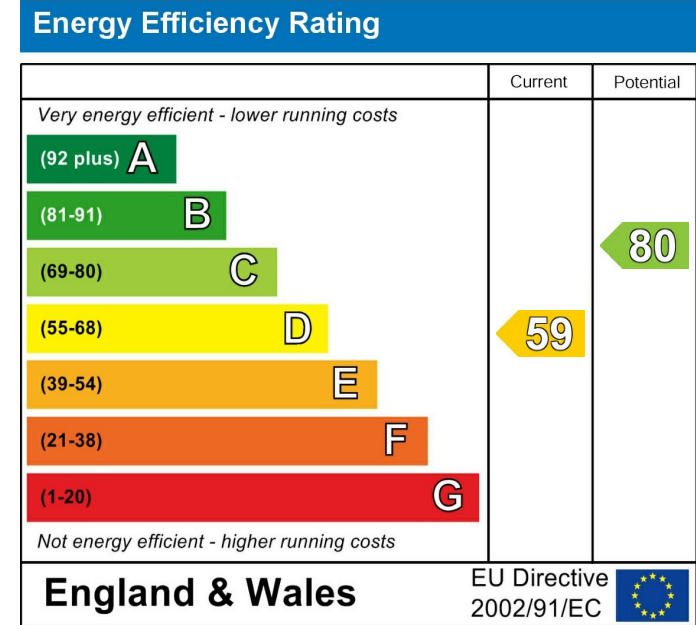
6'6" x 14'11"

### Hallway

3'8" x 5'9" m

### Landing

6'4" x 7'1" m



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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