
Whiterocks Grove, Whitburn, Sunderland, SR6
HUNTERS®
HERE TO GET you THERE

Whiterocks Grove, Whitburn, Sunderland, SR6

Offers In The Region Of £399,950

* 4 BEDROOM * DETACHED * DOUBLE DRIVEWAY * GARAGE * FRONT AND REAR GARDENS * WHITBURN *

For sale – a well-presented four-bedroom detached house occupying a desirable position in Whitburn, Sunderland, close to the coast and a range of attractive green spaces.

Set behind a beautifully landscaped front garden, the property features a block-paved driveway providing parking for two cars, along with an attached garage. The gardens are well maintained, with lawns, established planting, colourful borders and a charming water feature, creating excellent kerb appeal and attractive outdoor space.

The ground floor offers a versatile open-plan layout incorporating living, kitchen and dining areas. The main living room features a bay window and an attractive fireplace with electric fire, creating a welcoming focal point. The spacious modern kitchen is fitted with integrated double oven, microwave, fridge, freezer and dishwasher, together with a peninsula breakfast bar, dedicated dining area and useful under-stairs storage. This flows through to a further living area, featuring porcelain tiled flooring, underfloor heating, extensive glazing and double patio doors opening onto the rear garden. There is also a downstairs WC and a generous breakfast/utility room.

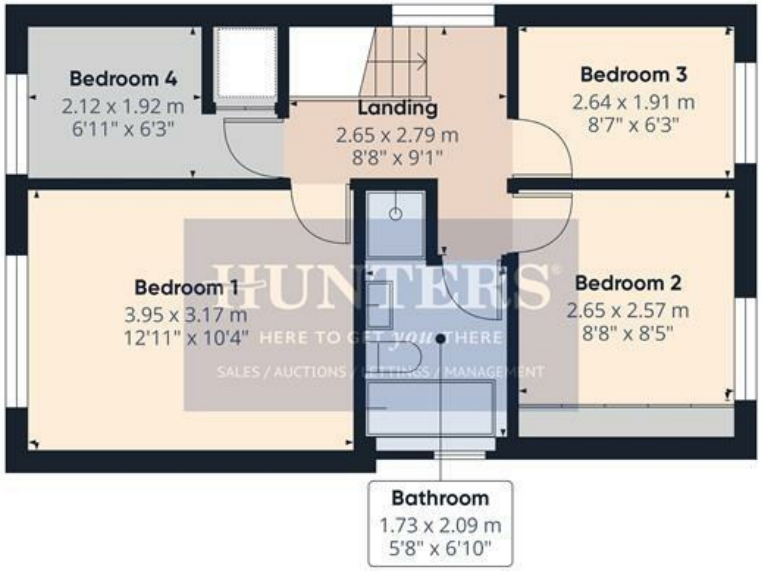
Upstairs are four bedrooms, including a master bedroom with wraparound fitted wardrobes, a second double bedroom with built-in wardrobes, a third bedroom with built-in storage and a fourth bedroom currently used as a dressing room. The recently renovated contemporary bathroom is fully tiled and fitted with a bath, walk-in shower and heated towel rail.

Whitburn offers a popular coastal setting with village shops, cafés, well-regarded schools and access to Whitburn Sands and scenic coastal walks. Seaburn and Sunderland provide rail and Metro connections towards Newcastle, making the wider area easily accessible.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788
sunderland@hunters.com | www.hunters.com



Floor 0



Floor 1



HUNTERS
HERE TO GET *you* THERE
SALES / AUCTIONS / LETTINGS / MANAGEMENT

Approximate total area(1)

118.6 m²

1276 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.

GIRAFFE360

Hallway
8'0" x 3'2"

Living Room
15'4" x 10'8"

Kitchen/Dining Area
11'8" x 16'10"

Living Room
9'6" x 16'0"

Breakfast/Utility Room
12'1" x 7'5"

WC
4'7" x 2'10"

Landing
8'8" x 9'1"

Bedroom 1
12'11" x 10'4"

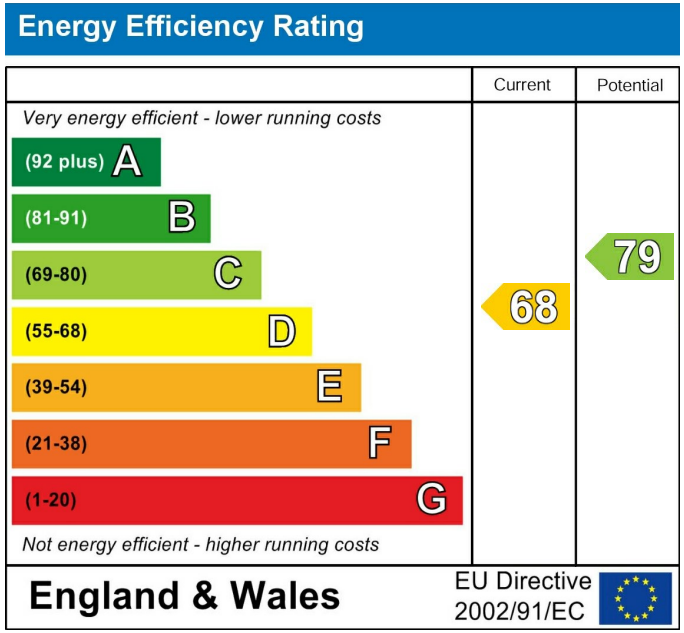
Bedroom 2
8'8" x 8'5"

Bedroom 3
8'7" x 6'3"

Bedroom 4
6'11" x 6'3"

Bathroom
5'8" x 6'10"

Garage
18'1" x 8'0"



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.


















HUNT
HERE TO GET
SALES / AUCTIONS / LETTI


HUNT
HERE TO GET
SALES / AUCTIONS / LETTI

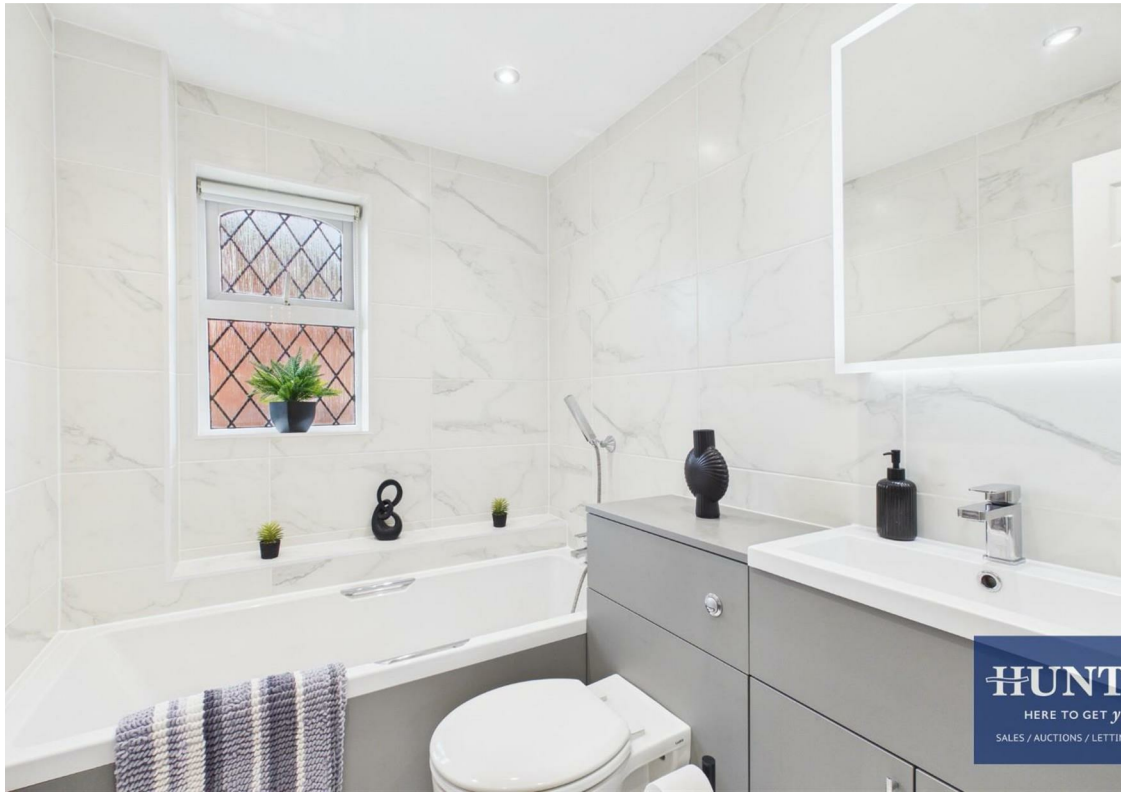

HUNT
HERE TO GET
SALES / AUCTIONS / LETTI


HUNT
HERE TO GET
SALES / AUCTIONS / LETTI










HUNT
HERE TO GET
SALES / AUCTIONS / LETTI