



## 2 bed link detached house to buy

Range View, Whitburn, Sunderland, Tyne and Wear, SR6 7FA

# £205,000

 x2  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Coastal Location
- ✓ Two Bedrooms
- ✓ Leasehold
- ✓ Sea Views
- ✓ EPC Rating B

Off Street parking

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Description

We are delighted to present this splendid 2-bedroom, mid-link house ideally located in the sought-after area of Whitburn, Sunderland. This property provides the perfect opportunity for first-time buyers, small families or downsizers.

The ground floor features a cloak room with W/C off the entrance hallway then onto a cosy open plan reception room/kitchen area with ample space. French doors to rear of the property lead out to the rear garden of the property.

Upstairs, you are greeted with two generously sized bedrooms. Each room benefits from lots of natural light, offering a bright and airy space. The family bathroom exudes contemporary charm and features a three-piece suite including a sink, toilet and shower.

Outside, the property boasts a well-maintained, private rear garden, providing an ideal space for those who enjoy outdoor living. A mix of patio and grass area offers a perfect place for barbeques and al fresco dining.

This residence benefits from an outdoor parking space, assuring you won't have to worry about finding a place to park. With the coast nearby and excellent transport links to Sunderland city centre, this property combines the benefits of city living with the tranquillity of the seaside.

We highly recommend arranging a viewing to fully appreciate the potential of this charming property. Don't miss out on this opportunity for a residential sale in Whitburn, Sunderland.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 116

Price: £205,000

Property Type: Link detached house

Parking: Off Street

Heating: Gas

## External Front



## Entrance Hallway



## Downstairs W/C

1.80m x 1.45m (5'10" x 4'9")



## Open Plan Lounge/Kitchen

4.30m x 5.28m (14'1" x 17'3")



## Additional Lounge/Kitchen



## Upstairs Landing



## Master Bedroom

3.62m x 2.83m (11'10" x 9'3")



## Bedroom 2

3.60m x 2.70m (11'9" x 8'10")



## Family Shower Room

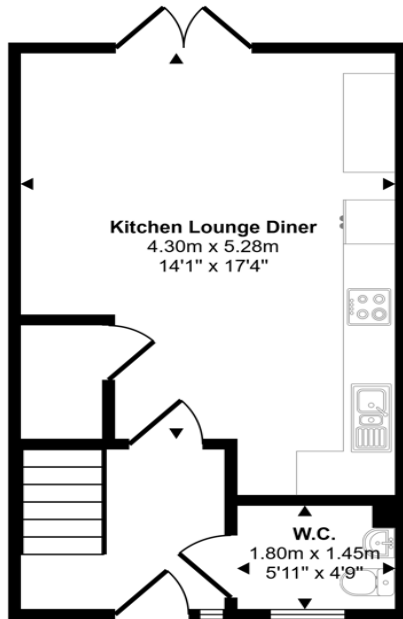
2.06m x 1.88m (6'9" x 6'2")



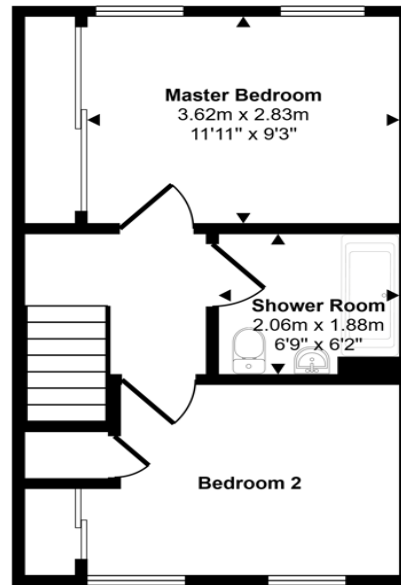
## External Garden



Approx Gross Internal Area  
66 sq m / 710 sq ft



Ground Floor  
Approx 33 sq m / 354 sq ft



First Floor  
Approx 33 sq m / 356 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                           |  | Current                    | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (92-100) <b>A</b>                                  |  |                            | 96        |
| (81-91) <b>B</b>                                   |  | 83                         |           |
| (69-80) <b>C</b>                                   |  |                            |           |
| (55-68) <b>D</b>                                   |  |                            |           |
| (39-54) <b>E</b>                                   |  |                            |           |
| (21-38) <b>F</b>                                   |  |                            |           |
| (1-20) <b>G</b>                                    |  |                            |           |
| <i>Not energy efficient - higher running costs</i> |  |                            |           |
| <b>England, Scotland &amp; Wales</b>               |  | EU Directive<br>2002/91/EC |           |

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Contact your local branch today for more information on this property:

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