



**4 bed detached house to buy in**  
Range View, Whitburn, Sunderland, Tyne  
and Wear, SR6 7FA

**£450,000**

 x4  x2  x2

Tenure  
**Freehold**

**Property features**

- ✓ Four Bedrooms Detached
- ✓ No Onward Chain
- ✓ Downstairs W/C
- ✓ Bedroom One With En-Suite
- ✓ EPC Rating B

Driveway & Garage parking

Garden

## Key Information

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

## Description

Pattinson Estate Agents welcome for sale this impressive four-bedrooms detached property situated on Range View, Sunderland.

The property briefly comprises : Hallway, living room, downstairs w/c, open-plan kitchen and dining area are located on the ground floor. Four bedrooms, bedroom one with en-suites and family bathroom are located on the first floor.

Externally the property offers a garden, blocked paved driveway and a garage to the front elevation. Fully enclosed, well presented and low maintenance garden to the rear elevation.

With its desirable location, overall condition, and attractive features, this property is an excellent choice for those seeking a comfortable and well-equipped home. Don't miss the opportunity to make this property your own. For any further information or to book your internal viewing please call Pattinson.

Council Tax Band: E

Tenure: Freehold

Price: £450,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## External Front

Garden, paved driveway and access to the garage to the front elevation.



## Entrance Way

Access via composite door, storage cupboard, radiator and tiled flooring.



## Living Room

Double glazed window to the front elevation, tv point, radiator and carpet.



## Kitchen/ Dining Area

Double glazed window to the rear elevation, range of wall and base units with work surfaces, sink and drainer unit, integrated, gas hob, oven, microwave, dishwasher, fridge, freezer, radiator, tiled flooring and UPVC door leading to the garden.



## W/C

Two piece suite comprising; low level w/c, wash basin with stainless steel mixer tap, radiator, partly tiled walls and flooring.



## Landing

Double glazed window to the front elevation, access to the loft, storage cupboard, radiator and carpet.



## Bedroom 1

Double glazed window to the rear elevation, built in wardrobes, radiator and carpet.



## En-Suite

Double glazed window to the side elevation, three piece suite comprising; low level w/c, wash basin with stainless steel mixer taps, walk in shower, radiator, partly tiled walls and tiled flooring.



## Bedroom 2

Double glazed window to the front elevation, radiator and carpet.



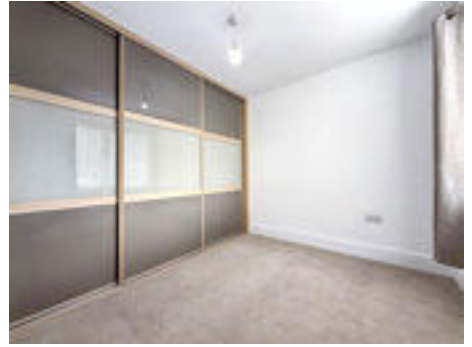
## Bedroom 3

Double glazed window to front elevation, radiator and carpet,



## Bedroom 4

Double glazed window to the rear elevation, built in wardrobes, radiator and carpet.



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## Bathroom

Double glazed window to the side elevation, four piece suite comprising; low level w/c, wash basin with stainless steel taps, bath with stainless steel taps, radiator, partly tiled walls and tiled flooring.



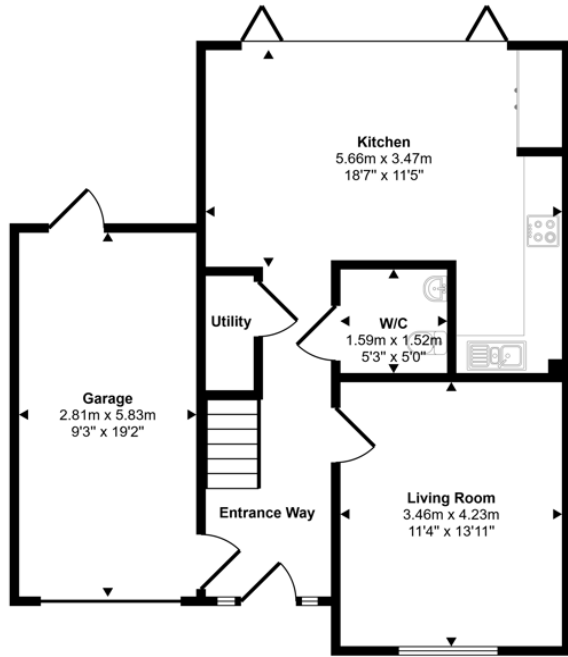
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## External Rear

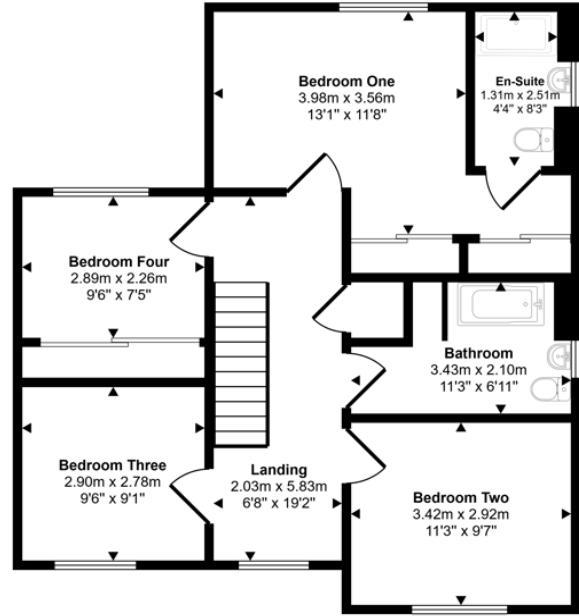
Fully enclosed, well presented and low maintenance garden to the rear elevation.



Approx Gross Internal Area  
139 sq m / 1499 sq ft



Ground Floor  
Approx 69 sq m / 747 sq ft



First Floor  
Approx 70 sq m / 752 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>		
(81-91) <b>B</b>	84	84
(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 2002/91/EC	

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

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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