



## 2 bed apartment to buy in SR6

East Street, Whitburn, Sunderland, Tyne and Wear, SR6 7BY

**£170,000** Starting Bid

 x2  x2  x1

Tenure

**Leasehold**

Allocated parking

Garden

## Property features

- ✓ FIRST FLOOR FLAT
- ✓ TWO BEDROOMS
- ✓ SPACIOUS ACCOMMODATION
- ✓ TWO BATHROOMS
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

COASTAL - MOVE IN 4 WEEKS!

This spacious first-floor flat on East Street offers an excellent opportunity in the heart of Whitburn, a picturesque and historic village known for its charming green, strong community feel, and superb local amenities. Ideally positioned, the property also benefits from easy access to the seafront, with stunning coastal walks just moments away.

Potential rental income £900 PCM, the property presents an attractive investment opportunity, with additional potential for use as a holiday let or Airbnb; it could achieve up to £45,000 per year.

The accommodation briefly comprises a generous living room featuring a charming fireplace, a practical and well-laid-out kitchen, and a master double bedroom complete with built-in wardrobe and en-suite. A second bedroom and a main bathroom provide further flexibility for guests, family, or tenants.

Externally, residents can enjoy a well-maintained private garden with astro turf, offering a pleasant outdoor space without the need for regular upkeep.

The total apartment floor area is approximately 1,200 square feet.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 999 years from 20 November 2006

Price: Starting Bid £170,000

Property Type: Apartment

USPs: Garden, Chain free

Parking: Allocated

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance

---

### Living Room

6.52m x 3.77m (21'4" x 12'4")



### Bedroom One

4.93m x 4.60m (16'2" x 15'1")



### En-Suite

3.10m x 2.20m (10'2" x 7'2")



### Bedroom Two

3.80m x 2.66m (12'5" x 8'8")



### Bathroom

2.52m x 2.02m (8'3" x 6'7")



## Kitchen

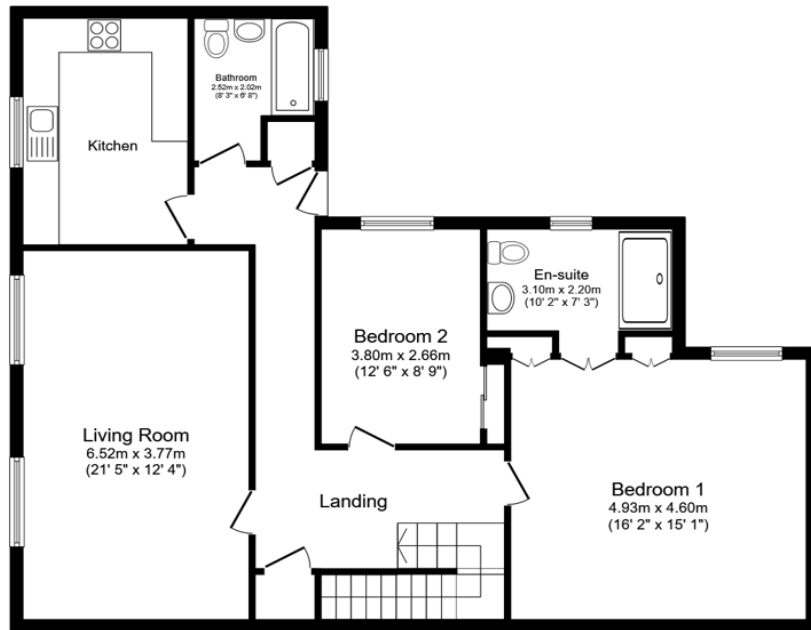


---

## External

Externally, residents can enjoy a well-maintained private garden with astro turf, offering a pleasant outdoor space without the need for regular upkeep.





**First Floor Flat**  
 Floor area 104.0 sq.m. (1,119 sq.ft.)

Total floor area: 104.0 sq.m. (1,119 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	64	
(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	

East Street, Whitburn, Sunderland, Tyne and Wear, SR6 7BY

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

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,**  
**TBC<http://www.norfolkpropertyauctions.com>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

