



Auction

3 bed terraced house to buy in

North Guards, Whitburn, Sunderland,
Tyne and Wear, SR6 7AF

£199,000 Starting Bid

 x3  x2  x1

Tenure

Freehold

Car Port parking

Property features

- ✓ For sale via modern auction
- ✓ 3 bedroom terrace house
- ✓ Incredibly desirable location
- ✓ Huge potential
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Description

Pattinson Estate Agents are delighted to present a rare and historic opportunity: the chance to own 81 North Guards, a distinguished three-bedroom mid-terrace home set in the very heart of Whitburn Village. This cherished property has remained in the same family for over 60 years and is now ready for a new chapter. Requiring sympathetic modernisation throughout, 81 North Guards offers an exceptional blend of character, history, and untapped potential — all within walking distance of the coast, excellent schools, shops, and transport links.

Why Choose Whitburn?

Recognised as the 3rd best place to live in England and Wales for 2025 by Garrington Property Finders, Whitburn is famed for its:

- Stunning natural beauty and unspoilt coastal charm
- Outstanding wellbeing and lifestyle quality
- Highly regarded schools, excellent local amenities, and access to employment
- Exceptional value for money within a thriving community

Key Features

- Three bedrooms — two spacious doubles and one box room
- Light-filled, south-facing lounge/living room
- Galley-style kitchen (requires updating) with potential for dining area
- Family bathroom and separate WC (both require modernisation)

- Downstairs utility and cloakroom with WC (also in need of updating)
- Charming, low-maintenance front garden — south-facing and lawned
- Rear hardstand driveway with off-street parking and single garage
- Plot size approximately 22m x 5.7m
- Radiator central heating with a recently installed BAXI boiler
- Short stroll to Whitburn beach, village centre, and all local schools (Infant, Junior, Senior)

Inside the Property

Step through the welcoming entrance hallway and you'll find a staircase and internal passageways leading to:

- Main living room: South-facing, bright, and spacious — the perfect spot for relaxation or family gatherings
- Galley kitchen: Units on both sides, space for dining, connecting to the utility area and downstairs WC
- Upstairs: Two well-proportioned bedrooms (one with hand basin) and a box room. The family bathroom is accessed via a half landing, accompanied by a separate toilet — both in need of replacement

Outside Space

- Front garden: Low-maintenance, lawned, and enjoys south-facing sunshine
- Rear yard: Hard-paved with room for one vehicle
- Single garage: Accessible from the rear lane, providing secure parking or additional storage
- Additional on-street parking available

Historical Note — A Home with Heritage

This row of homes was originally known as Wesley Terrace, reflecting Whitburn's rich Methodist history and its proximity to the 19th-century Wesley Chapel. The street's name was officially changed to North Guards by South Tyneside Council, but the sense of history remains.

A notable former resident is Septimus "Sep" Smith, born here in 1912. Sep Smith went on to become an English international footballer, earning his England cap in 1935. His legacy adds an extra layer of cultural significance to this already distinguished terrace.

Summary

This is more than just a house — it's a rare opportunity to own a piece of Whitburn's story. Whether you are a first-time buyer, an investor, or a growing family, 81 North Guards offers location, potential, and provenance in one of the North East's most desirable villages. Don't miss your chance to bring new life to a home rich in character and history.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £199,000

Property Type: Terraced House

Parking: Car Port, Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Living Room

4.27m x 4.23m (14'0" x 13'10")



Dining Room

4.36m x 3.50m (14'3" x 11'5")



Kitchen

3.61m x 2.40m (11'10" x 7'10")



Utility



W/C



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom





| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 78 |
| (55-68) D | | 64 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

North Guards, Whitburn, Sunderland, Tyne and Wear, SR6 7AF

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

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