



HUNTERS[®]
HERE TO GET *you* THERE

26 Borrowdale Avenue, Seaburn Dene, Sunderland, Tyne & Wear, SR6 8LJ

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Offers In The Region Of £265,000

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN * FOUR BEDROOM SEMI * CUL DE SAC POSITION * DRIVEWAY * GARDENS * CLOSE TO THE COAST & AMENITIES * COUNCIL TAX BAND - C * EPC - C *

Hunters welcome to the market this superb four bedroom semi-detached property on Borrowdale Avenue, Seaburn Dene.

This spacious and modern home offers well-proportioned family sized accommodation in a highly desirable location.

Perfectly positioned in a quiet cul-de-sac, the property internally comprises entrance porch, hallway, lounge - opening through to kitchen/diner, utility room, ground floor WC, four first floor bedroom, bathroom and shower room.

The property benefits from gas central heating and UPVC double glazing. Externally there are gardens to the front with a drive, a garage to the side (only for storage) and enclosed spacious gardens to rear with a patio seating area accessed directly from the kitchen diner.

This amazing property is sure to appeal to a wide range of buyers, as it is within easy reach of good schools and all the superb amenities Seaburn Dene and neighbouring Fulwell areas have to offer.

Offered with no onward chain.

Viewing comes highly recommended.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788
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Ground Floor



Floor 1



Approximate total area

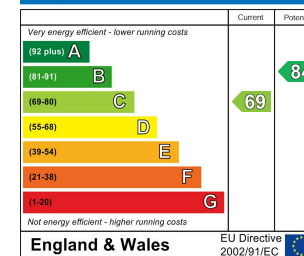
889.34 ft²
82.62 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

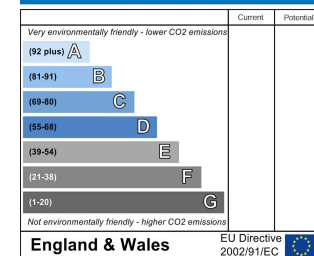
GIRAFFE360

Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

Kitchen

22'4" x 7'1"

Living Room

12'4" x 15'3"

Bathroom 1

5'6" x 5'4"

Bedroom 1

7'8" x 12'11"

Bedroom 2

8'3" x 9'9"

Bedroom 3

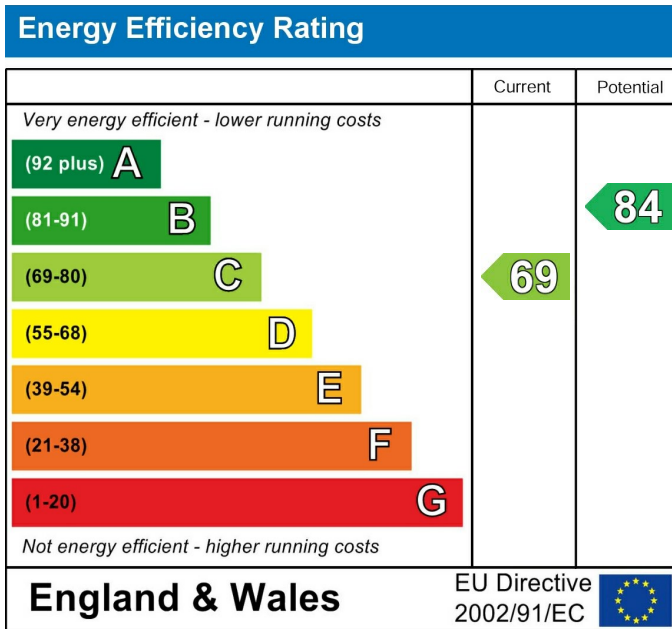
9'3" x 10'4"

Bathroom 2

6'3" x 7'7"

Study

6'11"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.







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