



**Threlkeld Grove, Seaburn Dene, Sunderland, Tyne & Wear, SR6**

**£210,000**





# Threlkeld Grove, Seaburn Dene, Sunderland, Tyne & Wear, SR6 8LE

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* THREE BEDROOM  
SEMI \* CUL DE SAC LOCATION \*  
GARDENS \* DRIVEWAY \* GARAGE \* NO ONWARD CHAIN \* COUNCIL  
TAX BAND - C \* EPC - TBC \*

Hunters welcome to the market this three bedroom semi detached property on Threlkeld Grove, Seaburn Dene.

Situated in the sought-after development, this home is tucked away in a cul-de-sac, providing a peaceful location while being conveniently close to a range of amenities such as schools, shops, the seafront, and the Metro system.

One of the standout features of this property is its generously sized garden, perfect for enjoying sunny days. Additionally, a detached garage adds convenience and extra storage space.

Stepping inside, you'll find a well-maintained interior that includes a spacious open-plan lounge and dining area, and a fitted kitchen. Upstairs, three bedrooms and a bathroom offer comfortable accommodation for the whole family.

While the house has been lovingly cared for over the years, there is room for personal touches and updates, allowing you to tailor the space to your preferences.

In summary, this delightful home comprises an entrance hallway, lounge, dining area, kitchen, 3 bedrooms, bathroom/wc, gas central heating, uPVC double glazing, a driveway, garage, and gardens.

Offered with no onward chain.

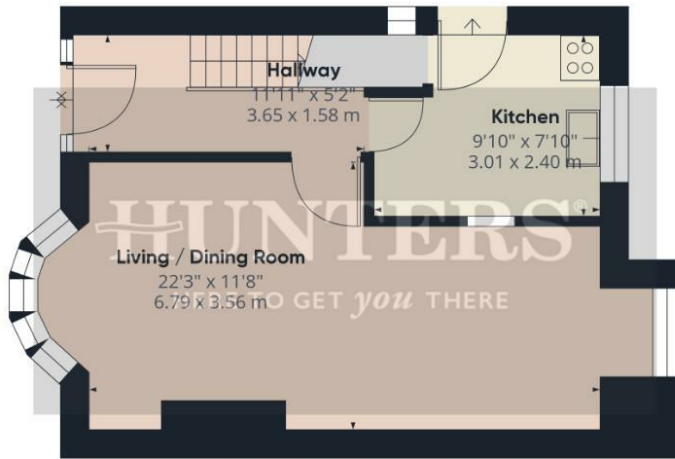
Viewings comes highly recommended !



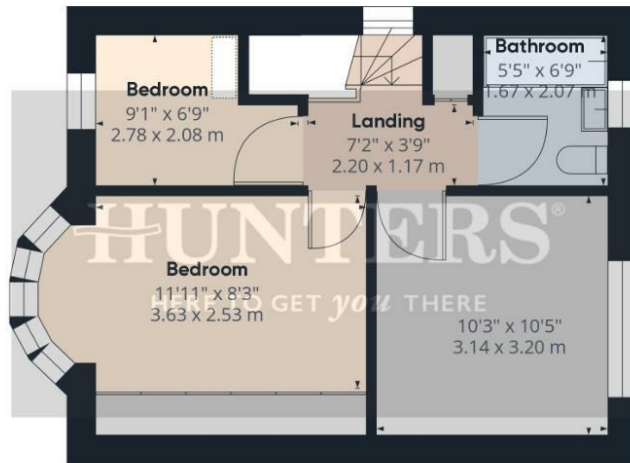








Ground Floor



Floor 1

**HUNTERS**  
HERE TO GET YOU THERE

Approximate total area<sup>(1)</sup>

766.28 ft<sup>2</sup>  
71.19 m<sup>2</sup>

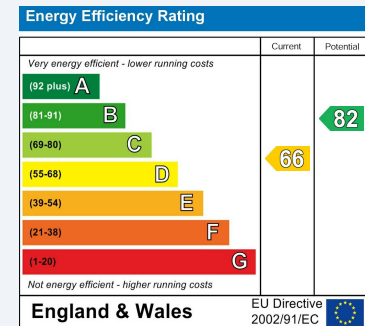
(1) Excluding balconies and terraces

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 PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**THINKING OF SELLING?** 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.

### Viewings

Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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