

## Ocean Park Road, Seaburn, Sunderland, Tyne & Wear, SR6 8BP

- PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN
- SEABURN SR6
- SOUGHT AFTER ESTATE
- MASTER BEDROOM WITH EN SUITE
- COUNCIL TAX BAND - D
- THREE BEDROOM SEMI DETACHED
- RECENTLY BUILT
- OPEN PLAN LIVING
- SOUTH FACING GARDEN
- EPC - B

**Offers Over £290,000**



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## DESCRIPTION

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN \* THREE BEDROOM SEMI DETACHED \* SEABURN SR6 \* SOUGHT AFTER ESTATE \* RECENTLY BUILT \* COASTAL LIVING \* MASTER BEDROOM WITH EN SUITE \* SOUTH FACING GARDEN \* COUNCIL TAX BAND - C \* EPC - B \*

Lowry Park is located just off the sea front at Seaburn and has been an exceptionally popular development. Offering modern and stylish living in the most convenient of locations, with all of the amenities of the Sunderland coastline just moments away.

The property itself still has the balance of the 10 year NHBC guarantee to run, which offers peace of mind for potential buyers.

Open plan living is the preferred style for recent new builds and this property is a lovely example with the kitchen diner flowing into the living room and outside to the South facing garden.

Elsewhere there is a ground floor cloaks, three bedrooms (master with en suite) and family bathroom.

Off road parking and lawn to the front complete an impressive property and we would advise early viewing.

Briefly comprising -

Open Plan Living, Kitchen and Dining

WC

Master Bedroom with En Suite and Fitted Wardrobes

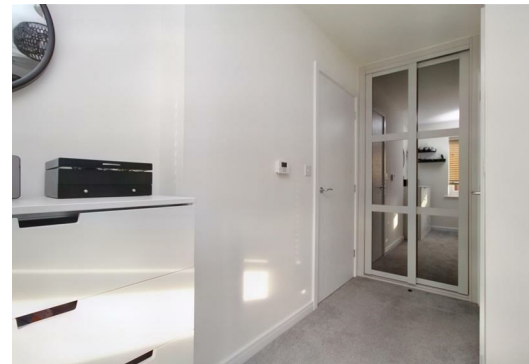
Two Further Bedrooms

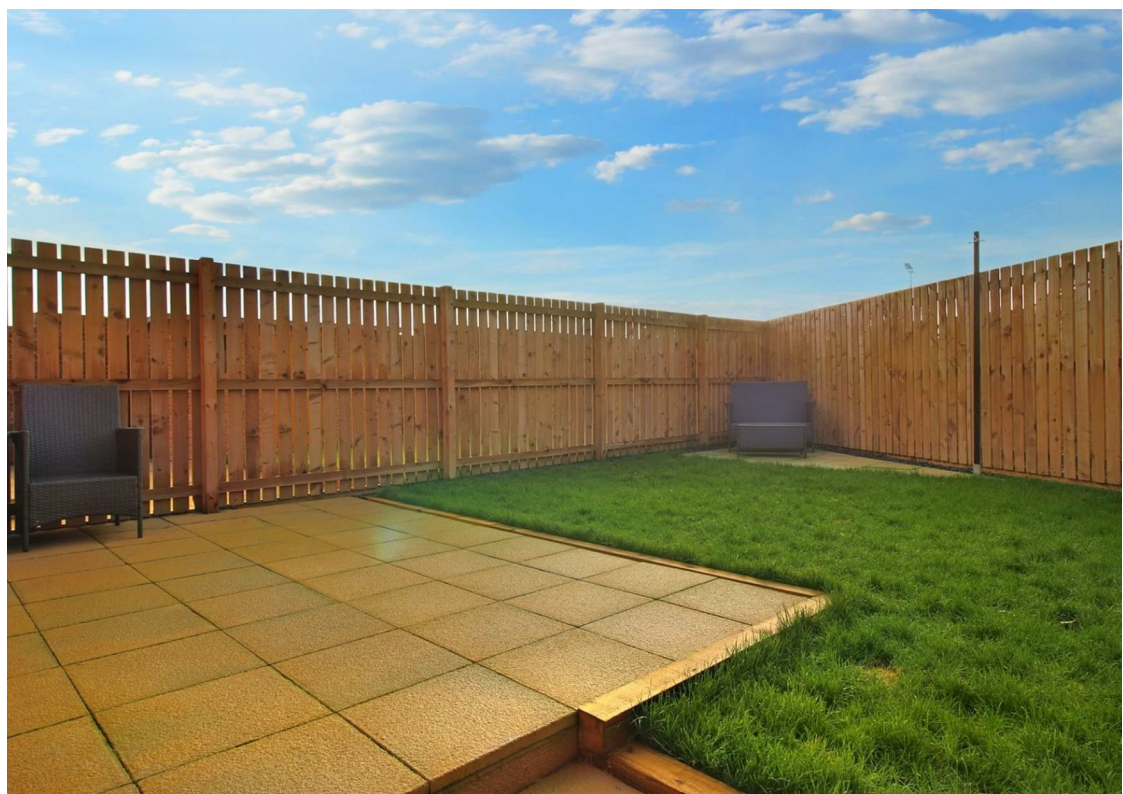
Family Bathroom

Rear Garden

Front Garden

Off Road Parking

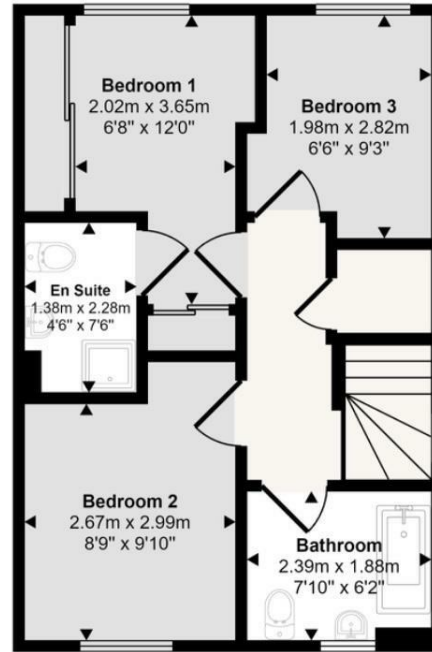




Approx Gross Internal Area  
83 sq m / 895 sq ft



Ground Floor  
Approx 42 sq m / 453 sq ft



First Floor  
Approx 41 sq m / 442 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.

### Viewings

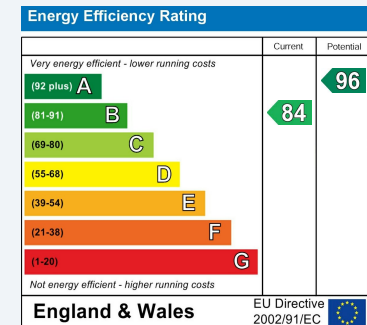
Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.

