



**Seaburn Close, Seaburn, Sunderland, Tyne & Wear, SR6 8BU**

**£305,000**



# Seaburn Close, Seaburn, Sunderland, Tyne & Wear, SR6 8BU

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* THREE BEDROOM SEMI \* GARDEN \* GARAGE \* DRIVEWAY \* SUPERB LOCATION \* CUL-DE-SAC \* COUNCIL TAX BAND - C \* EPC - D \*

Nestled in the sought after Seaburn Close in Sunderland, this charming semi-detached house is perfect for families or those looking for extra space.

As you step inside, you are greeted by a welcoming entrance hallway leading to a front living room, a rear dining room with patio doors, and a spacious kitchen. Convenience is key with a ground floor WC adding to the practicality of this home.

Venture upstairs to find three well-proportioned bedrooms offering comfort and relaxation. The family bathroom, complete with a separate WC, caters to the needs of a busy household.

Outside, a single garage and off-road parking provide ease of access, while the tranquil rear garden provides outdoor space.

Just a short stroll away from the coastline, this property offers stunning views across the coast, making it a dream for those who appreciate the beauty of the sea.

With its prime location and array of features, this delightful property is sure to appeal to a wide range of buyers.

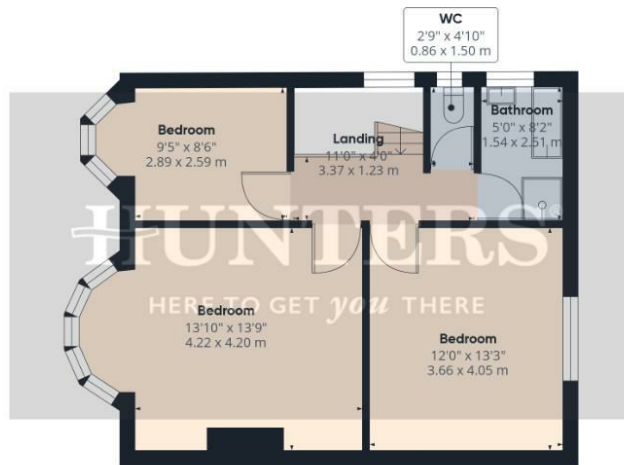
Viewing comes highly recommended !







Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>  
1271.65 ft<sup>2</sup>  
118.14 m<sup>2</sup>

(1) Excluding balconies and terraces

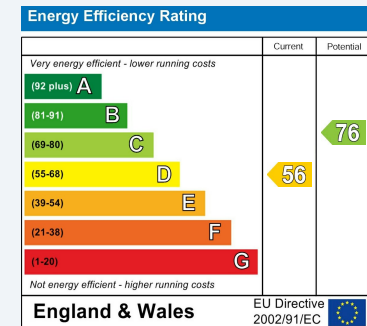
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.

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### 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.



11b Sea Road, Fulwell, Sunderland, SR6 9BP  
Tel: 0191 594 7788 Email: [sunderland@hunters.com](mailto:sunderland@hunters.com) <https://www.hunters.com>

