



**Shipleigh Avenue, Seaburn, Sunderland, SR6 8BX**

**Offers In The Region Of £375,000**



# Shipley Avenue, Seaburn, Sunderland, SR6 8BX

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* SUPERB BUNGALOW \* THREE BEDROOMS \* DETACHED GARAGE \* DRIVEWAY \* GARDEN \* COUNCIL TAX BAND - C \* EPC - F \*

Nestled on the prestigious Shipley Avenue in Seaburn, Sunderland, this semi-detached bungalow is a true marvel in a highly sought-after location. With two reception rooms and three bedrooms, this property offers a superbly presented charming and modern home.

Just a stone's throw away from the seafront, providing easy access to a variety of local amenities, including restaurants and bars whilst also being ideally located for excellent transport links.

The layout of the bungalow is versatile featuring a ground floor bedroom and shower room, along with two additional bedrooms and a bathroom on the first floor.

Upon entering, you are welcomed by a spacious hallway leading to a cosy living room, a delightful dining room with bi-fold doors, and a well-equipped kitchen. The front of the property showcases a beautifully landscaped garden, a handy driveway, and a single garage, while the rear presents an enclosed garden with fantastic paved seating areas and a lawn, ideal for unwinding or hosting gatherings.

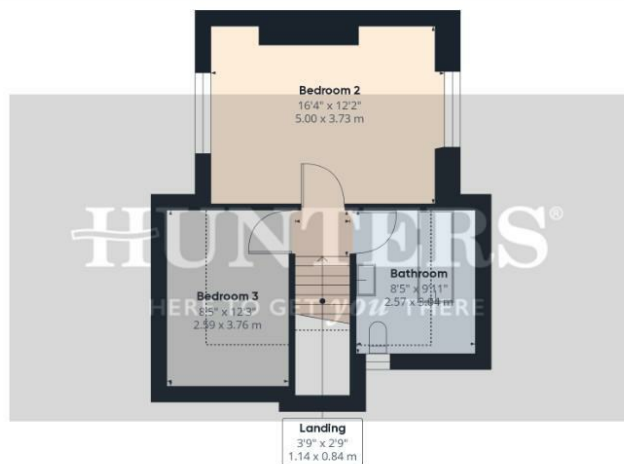
Viewing is essential to fully appreciate this exceptional home.







Ground Floor



Floor 1

### 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.

**HUNTERS**  
HERE TO GET *you* THERE

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

1163.48 ft<sup>2</sup>  
108.09 m<sup>2</sup>

#### Reduced headroom

84.37 ft<sup>2</sup>  
7.84 m<sup>2</sup>

(1) Excluding balconies and terraces

#### Reduced headroom

Below 5 ft/1.5 m

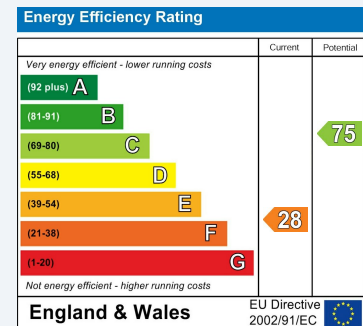
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

**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.