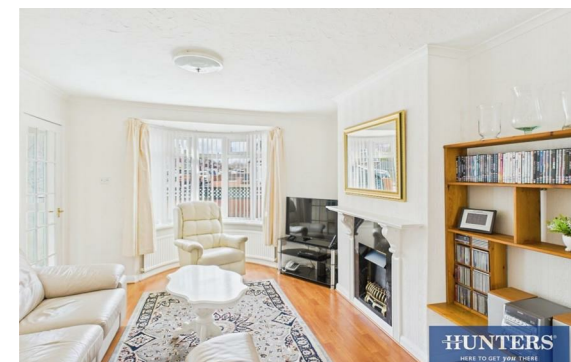




Bampton Avenue, Seaburn Dene, Sunderland, Tyne & Wear, SR6

Offers In The Region Of £225,000



Bampton Avenue, Seaburn Dene, Sunderland, Tyne & Wear, SR6 8PA



PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * THREE BEDROOM SEMI DETACHED * NO ONWARD CHAIN * GARDEN * DRIVEWAY * GARAGE * COUNCIL TAX BAND - C * EPC RATING - D *

Nestled in the charming area of Seaburn Dene, Sunderland, this delightful semi-detached house on Bampton Avenue presents a wonderful opportunity for those seeking a home with potential. Spacious and well maintained over the years but now in need of some refurbishment, allowing you to infuse your own personal style and preferences into the space.

The house features three well-proportioned bedrooms, making it ideal for families or individuals who may require a guest room or a home office. The open-plan living and dining room, complemented by an offset sunroom, provides ample space for relaxation and entertaining. The good-sized kitchen, with a door leading to the rear garden, ensures functionality while the raised borders and patio area create a lovely outdoor space for enjoyment.

The location is particularly attractive, with Seaburn's beautiful coastline just a short distance away. Residents can enjoy scenic walks along the shore, taking in the fresh sea air and picturesque views. The area is also well-served by a variety of local amenities, enhancing the quality of life in this welcoming community.

The property boasts a beautiful garden to the rear, perfect for outdoor activities, while the paved front area features gated access and a driveway that accommodates parking for two vehicles. This semi-detached house presents an excellent opportunity for anyone looking to settle in a vibrant area that offers the conveniences of modern living while still retaining a sense of community.

Do not miss the chance to make this house your home.



Bampton Avenue, Seaburn Dene, Sunderland, Tyne & Wear, SR6 8PA





Ground Floor



Floor 1

HUNTERS
HERE TO GET *you* THERE

Approximate total area⁽¹⁾
993.73 ft²
92.32 m²

(1) Excluding balconies and terraces

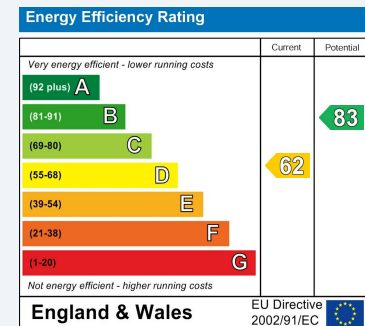
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

Viewings

Please contact 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.