



Park Avenue, Seaburn, Sunderland, SR6 9DJ

Offers In The Region Of £359,950



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PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN * FOUR BEDROOMS * NO ONWARD CHAIN * GARAGE * GARDENS * DRIVEWAY * COUNCIL TAX BAND - D * EPC RATING - E *

Nestled in the prestigious Park Avenue, Seaburn, this charming semi-detached house offers a rare opportunity for those seeking a delightful family home. With its spacious layout and characterful features, this property is perfect for a wide range of buyers.

The house boasts two inviting reception rooms, providing ample space for family gatherings or quiet evenings in. The modern fitted kitchen, complete with a dining area, is ideal for enjoying meals together. With four well-proportioned bedrooms, there is plenty of room for everyone, while the bathroom, conveniently located on the first floor, includes a shower, bath and WC for added comfort.

One of the standout features of this property is its lovely open views, which can be enjoyed from various vantage points. The location is simply superb, situated close to the stunning coastline and a wealth of amenities. Sea Road shops are just a stone's throw away, and excellent transport links make commuting a breeze. Families will appreciate the proximity to renowned schools, ensuring a quality education for children.

Outside, the property is complemented by a garage and a driveway, providing convenient parking options. The garden features a brick built store, mature raised borders, a lovely lawned area, and a paved section, perfect for outdoor entertaining or simply enjoying the fresh air.

With no onward chain, this home is ready for you to move in and make it your own.

Don't miss out on this exceptional opportunity to secure a property in such an ideal location.



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HALLWAY 18'0" x 6'4"	KITCHEN 23'3" x 9'0"	BEDROOM 2 14'1" x 10'6"	BEDROOM 4 7'4" x 9'0"
LIVING ROOM 14'3" x 14'0"	GARAGE 16'4" x 10'2"	BEDROOM 3 9'6" x 8'8"	
DINING ROOM 19'2" x 11'10"	BEDROOM 1 14'4" x 11'10"	BATHROOM 10'2" x 6'0"	



Floor 0



Floor 1

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.

HUNTERS
HERE TO GET *you* THERE
SALES - LETTINGS - MANAGEMENT

Approximate total area⁽¹⁾

1572 ft²

146.1 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

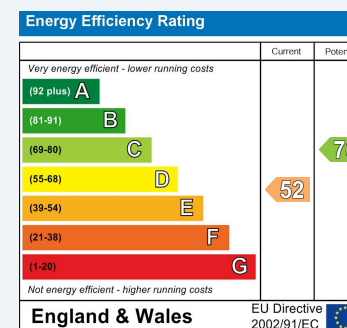
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.