



Princes Avenue, Seaburn, Sunderland, Tyne & Wear, SR6 8DG

Asking Price £395,000



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Nestled in the desirable area of Princes Avenue, Seaburn, Sunderland, this superbly spacious semi-detached family home offers an exceptional living experience. With well-designed space throughout this property is larger than the average semi and is a rare find in the market.

Upon entering, you are greeted by a welcoming entrance hallway that leads to inviting reception rooms. The front reception room is perfect for relaxation, while the open-plan kitchen, living and dining area at the rear of the house is ideal for family gatherings and entertaining.

Featuring modern amenities amongst original charm and boasting patio doors that open onto the garden, seamlessly blending indoor and outdoor living.

Additional conveniences include a utility space and a cupboard under the stairs for extra storage.

The property comprises four bedrooms, including three well-proportioned rooms on the first floor, alongside a family bathroom. The fourth bedroom is located in the loft and comes complete with an en-suite, providing a private retreat for family members or guests.

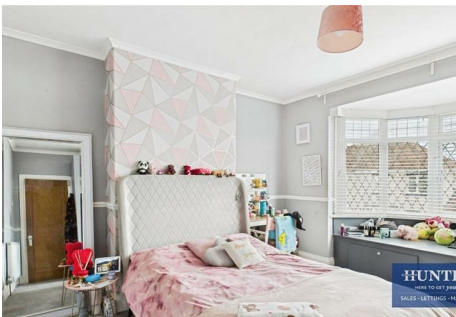
Outside, the property is equally impressive, featuring a front lawned garden and a driveway that accommodates parking for up to three vehicles. The detached garage has been thoughtfully converted into a summer house, offering a versatile space whilst still offering frontal storage.

The outdoor area is designed for enjoyment, with decked, paved, and lawned sections, perfect for alfresco dining or simply soaking up the sun.

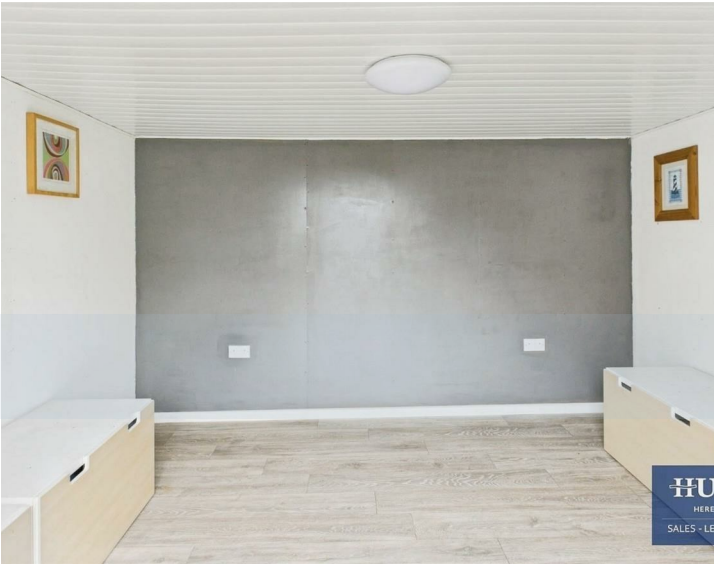
Situated close to the stunning coastline, this home is surrounded by a wealth of amenities, renowned schools, and excellent transport links, making it an ideal choice for families.

This property truly represents a wonderful opportunity to secure a spacious family home in a prime location.

Viewing comes highly recommended !



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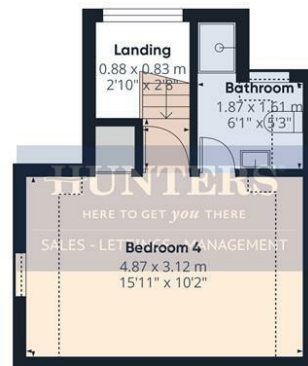
Hallway 16'6" x 6'4"	Kitchen/Living Area 16'5" x 17'11"	Bedroom 1 12'4" x 12'5"	Bathroom 5'8" x 7'9"	Bathroom 6'1" x 5'3"
Laundry Room 8'5" x 2'3"	Kitchen 10'9" x 8'10"	Bedroom 2 12'5" x 12'5"	Landing 2'10" x 2'8"	Summer House 11'6" x 9'3"
Living Room 12'5" x 13'10"	Landing 10'5" x 8'0"	Bedroom 3 8'2" x 8'0"	Bedroom 4 15'11" x 10'2"	



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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.

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SALES - LETTINGS - MANAGEMENT

Approximate total area⁽¹⁾

134.9 m²
1453 ft²

Reduced headroom

4.7 m²
51 ft²

(1) Excluding balconies and terraces.

Reduced headroom

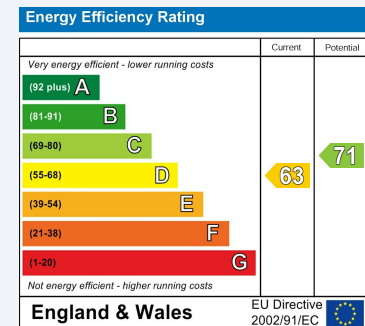
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.