



Kentmere Avenue, Seaburn Dene, SR6

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# Kentmere Avenue, Seaburn Dene, SR6

Asking Price £225,000

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS \* 2 BEDROOM \* FREEHOLD \* SEABURN DENE \* COUNCIL TAX BAND D \* EPC RATING C \*

This very well-presented two-bedroom semi-detached house is offered for sale in a sought-after residential area of Seaburn Dene, close to the coast and a range of local amenities.

The property features a bright and modern open-plan kitchen with generous natural light, practical dining space and a stylish finish. From here, there is direct access to the garden, alongside a modern vertical radiator that complements the contemporary layout. The reception room benefits from large windows, a contemporary fireplace and a modern vertical radiator, creating a comfortable everyday living space. Wooden doors are fitted throughout the property, contributing to its cohesive and excellent condition.

There are two bedrooms on the first floor. The master bedroom includes a walk-in wardrobe, large windows with shutter blinds and a well-planned layout. The second bedroom is a double, suitable for a variety of uses. The fully tiled bathroom offers a walk-in shower and a modern bathroom suite.

Externally, the house benefits from a garden and parking, supporting both leisure use and day-to-day convenience.

The location places the property within easy reach of nearby parks and the coastline, including Roker and Seaburn beaches, which offer promenade walks, play areas and seafront cafés. Local shops and amenities are accessible within the surrounding residential area, with Sunderland city centre providing a wider selection of retail, leisure and professional services.

Early viewing is highly recommended.



**Hallway**

3'5" x 3'3"

**Living Room**

12'5" x 20'10"

**Kitchen/Dining Area**

7'1" x 7'1"

**Landing**

2'11" x 5'4"

**Bedroom 1**

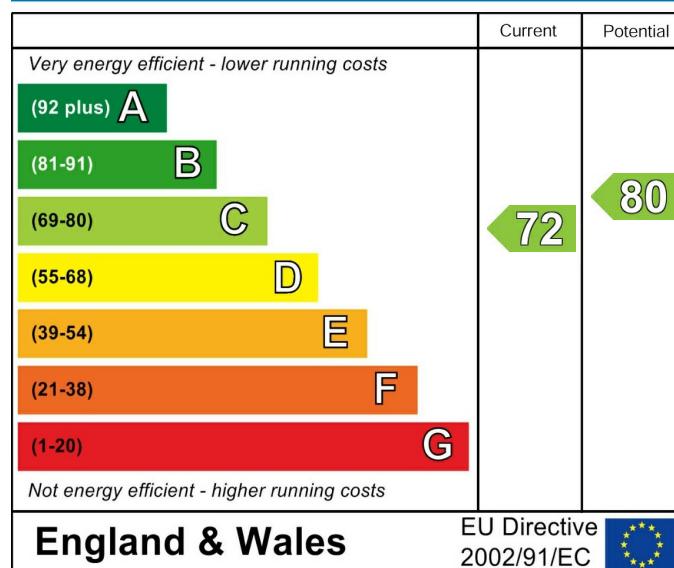
11'6" x 10'4"

**Bedroom 2**

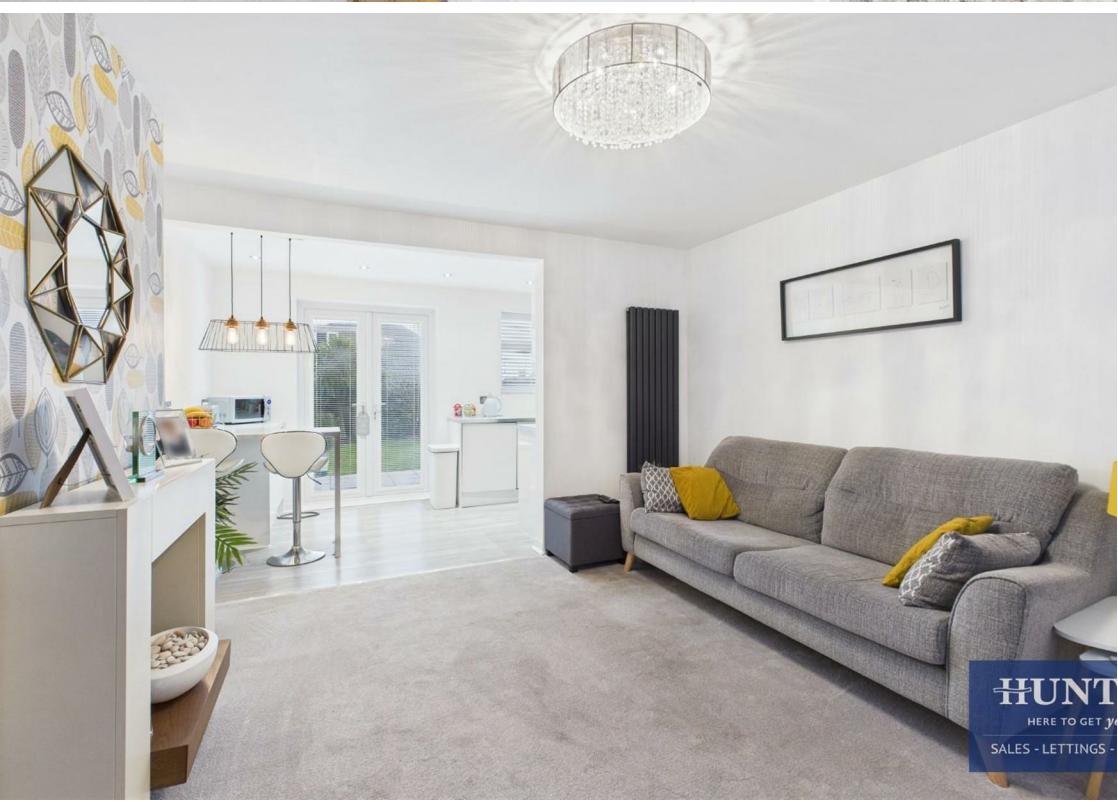
9'1" x 10'2"

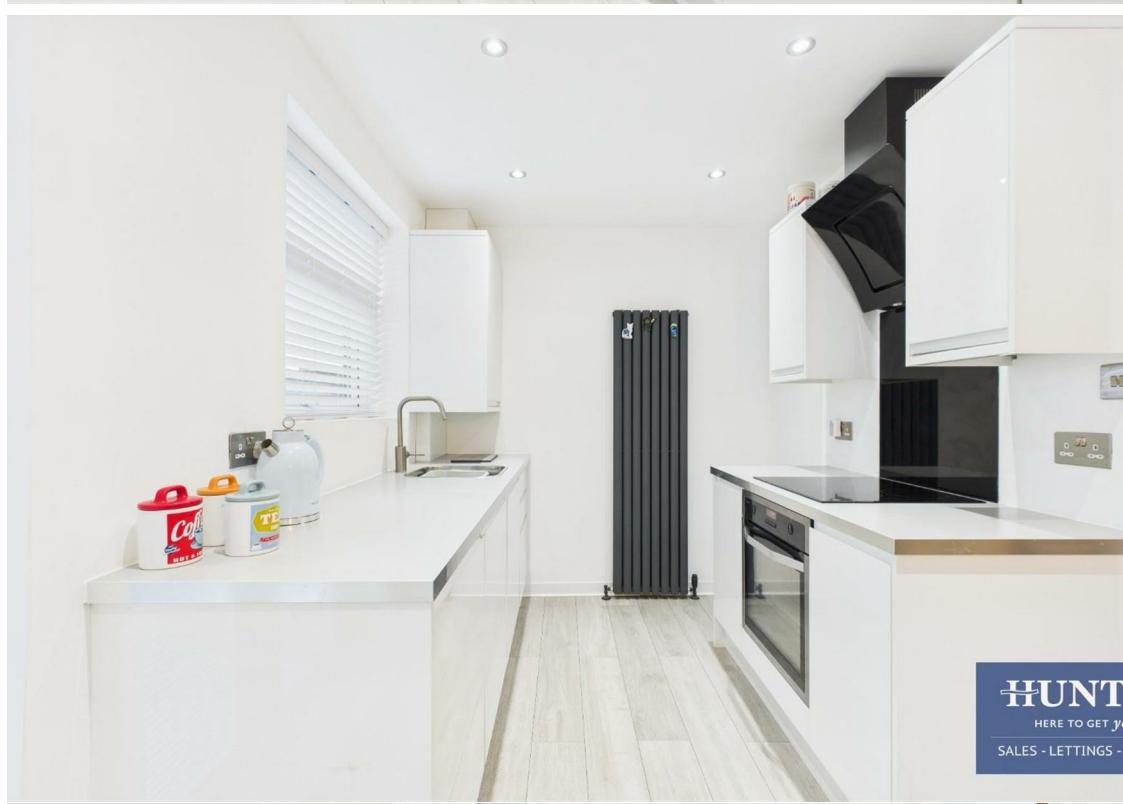
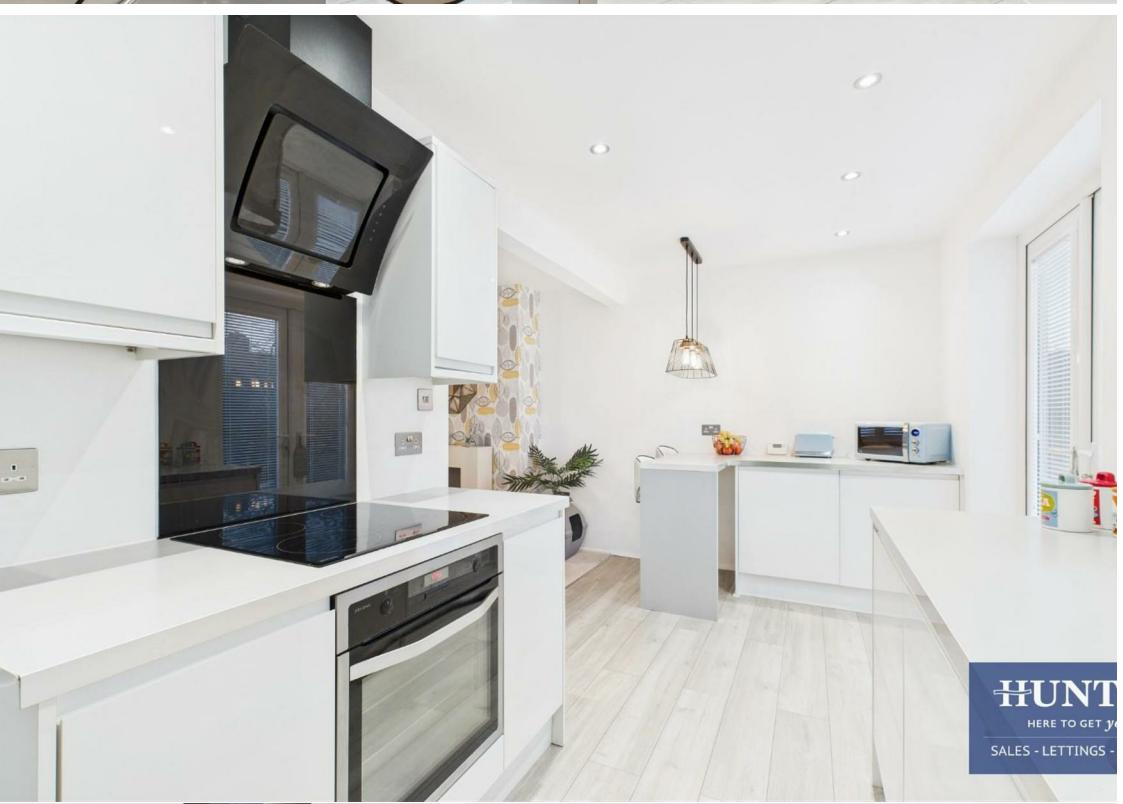
**Bathroom**

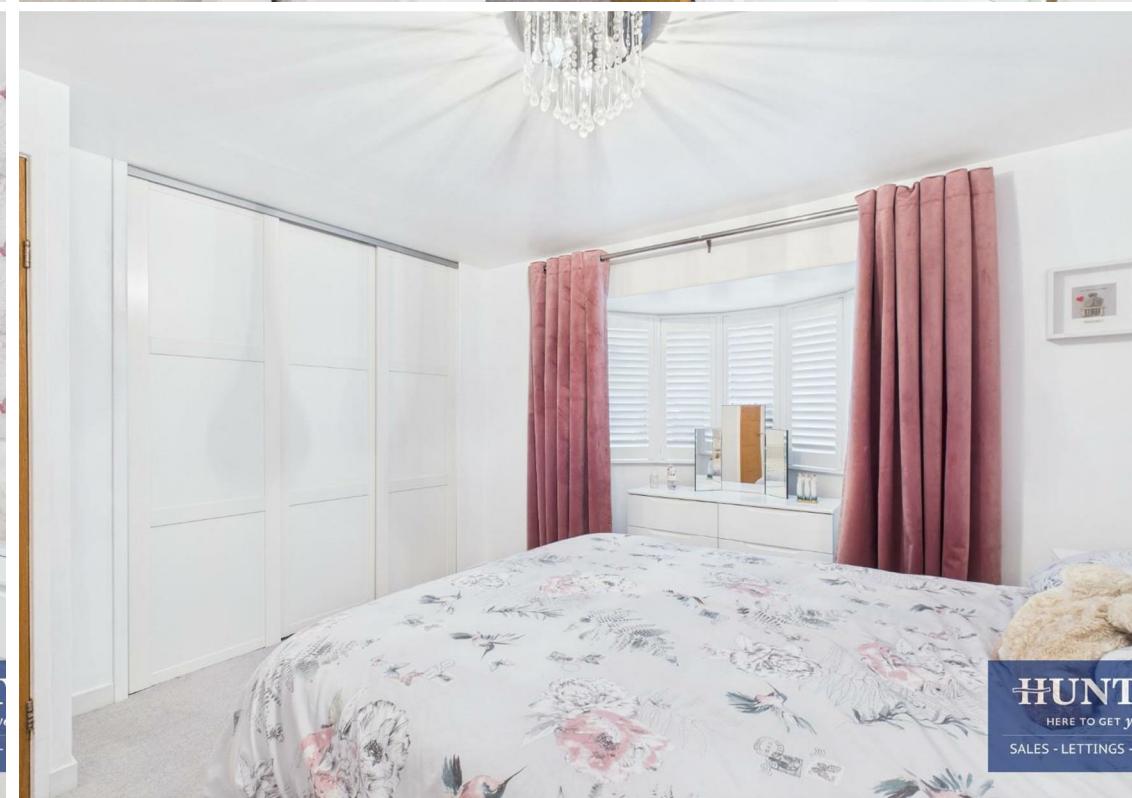
6'1" x 7'4"

**Energy Efficiency Rating**

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. 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.











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