



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

**Asking Price £225,000**



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

## DESCRIPTION

\* PLEASE VIEW VIRTUAL TOUR & FLOORPLAN\* NO ONWARD CHAIN \* THREE BEDROOM SEMI \* SUPERB PLOT \* CLOSE TO COAST AND AMENITIES \* GARDENS FRONT AND REAR \* COUNCIL TAX BAND - C \* EPC - C \*

Welcome to Bampton Avenue, Sunderland - a charming property that offers the perfect blend of comfort and convenience. This delightful house boasts a prestigious corner plot, providing ample space both inside and out. The property is offered with no onward chain.

With open plan living space, this light and spacious three-bedroom semi-detached house is ideal for families looking for a cosy yet roomy home. The property features beautiful gardens front and rear a detached garage and driveway, ensuring that parking will never be an issue.

Located close to the stunning local coastline, amenities, transport links, and good schools, this property offers well maintained accommodation within easy reach of everything you need.

Don't miss the opportunity to make this house your home - book a viewing today and experience the charm of Bampton Avenue for yourself.

Briefly Comprising :

Entrance porch

Open plan living / dining room

Kitchen

Three Bedrooms

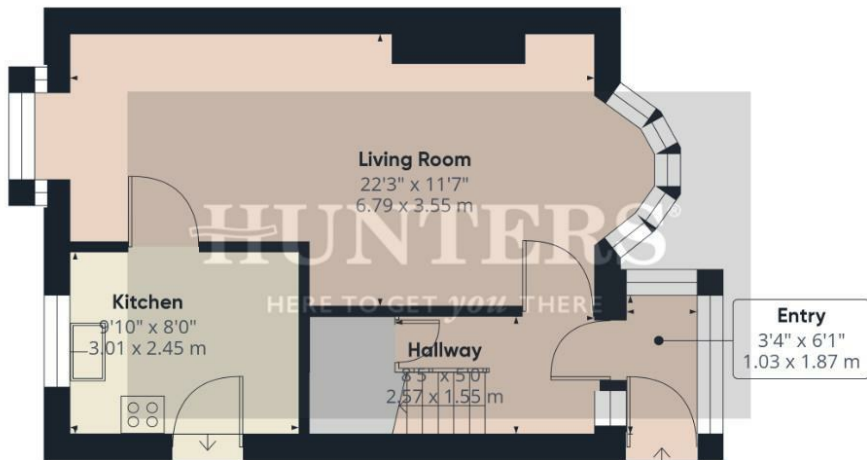
Bathroom

Gardens front and rear

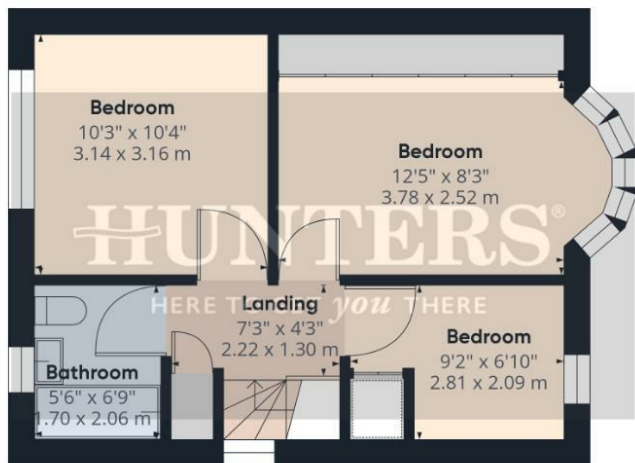
Detached garage and Driveway







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>  
791.36 ft<sup>2</sup>  
73.52 m<sup>2</sup>

(1) Excluding balconies and terraces

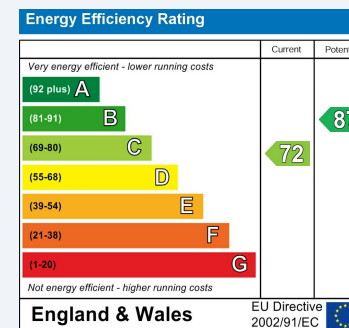
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

