



Alston Crescent, Seaburn Dene, SR6

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# Alston Crescent, Seaburn Dene, SR6

£245,000

\* 3 BEDROOM \* SEMI DETACHED \* FREEHOLD \* COUNCIL TAX BAND B \* EPC RATING E \* SEABURN DENE \*

This three-bedroom semi-detached house in Sunderland is for sale and offers practical, well-planned space in a location popular with families.

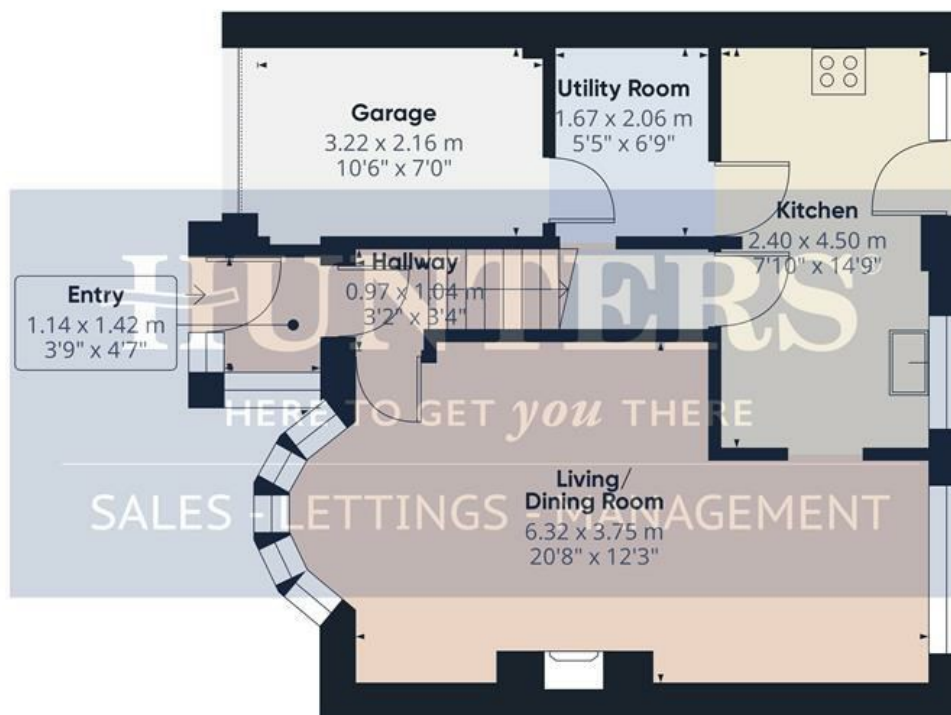
On the ground floor, you'll find a living/dining room with dual-aspect windows and a log-burning stove, creating a comfortable focal point, and a separate dining area enjoying views over the rear garden. The extended, modern kitchen includes a separate pantry and a separate utility room, providing useful additional storage and workspace. The property also features wood doors throughout and modern vertical radiators on the ground floor.

Upstairs are three bedrooms: a master bedroom with large windows, a double bedroom with built-in storage, and a further single bedroom. The bathroom has a modern, attractive suite with an overhead waterfall shower and a heated towel rail.

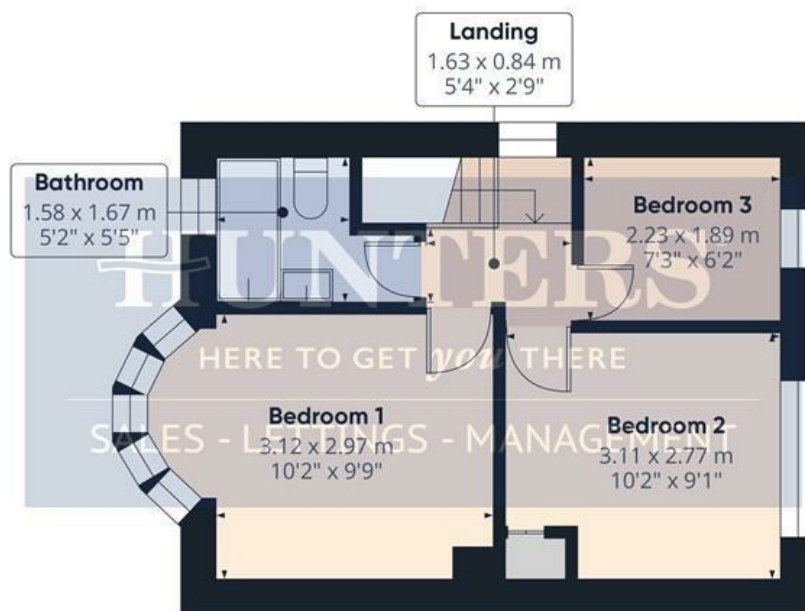
Outside, there is a driveway to the front, while the rear garden is partially paved, offering a practical space for seating and outdoor use.

Alston Crescent is well placed for local amenities, with nearby schools and parks making it appealing for families. The Roker and Seaburn seafront areas are a short drive away, offering beaches, promenade walks, and cafés. Sunderland city centre provides a wider range of shops, restaurants, and leisure facilities.

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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

75.5 m<sup>2</sup>

813 ft<sup>2</sup>

(1) Excluding balconies and terraces

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



**Entry**  
3'8" x 4'7"

**Hallway**  
3'2" x 3'4"

**Living/Dining Room**  
20'8" x 12'3"

**Kitchen**  
7'10" x 14'9"

**Utility Room**  
5'5" x 6'9"

**Garage**  
10'6" x 7'1"

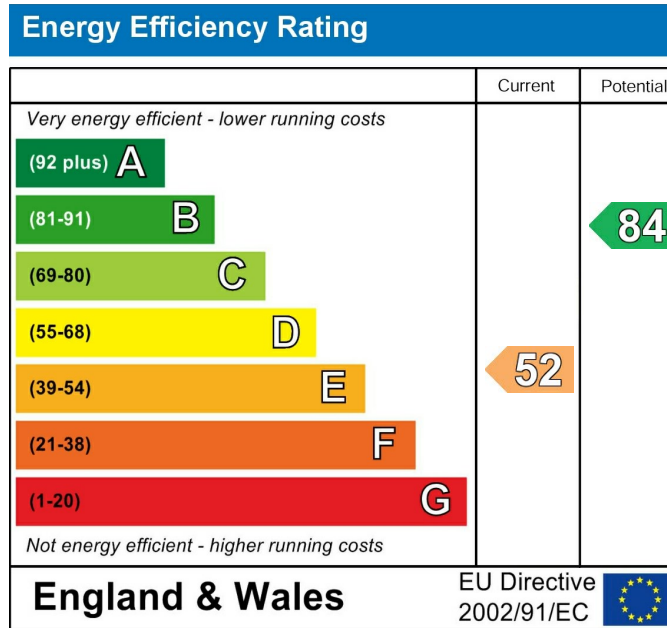
**Landing**  
5'4" x 2'9"

**Bedroom 1**  
10'2" x 9'8"

**Bedroom 2**  
10'2" x 9'1"

**Bedroom 3**  
7'3" x 6'2"

**Bathroom**  
5'2" x 5'5"



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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