



Crummock Avenue. Seaburn Dene. SR6

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Crummock Avenue, Seaburn Dene, SR6

Offers In The Region Of £199,950

* 3 BEDROOM * FREEHOLD * SEMI DETACHED * SEABURN DENE * DRIVEWAY * GARAGE * COUNCIL TAX BAND C * EPC RATING D *

This well-presented three-bedroom semi-detached home is for sale in a highly sought-after residential area of Sunderland, offering a practical and versatile layout ideal for families.

The property has been well maintained and is in good condition throughout, benefiting from a driveway, off-street parking, and a single garage.

Inside, the main reception room provides a comfortable living and dining space, enhanced by dual-aspect windows that flood the room with natural light. A feature fireplace creates a welcoming focal point, while direct access to the paved rear garden allows for an easy transition between indoor and outdoor living—perfect for entertaining or everyday family life.

Upstairs, the accommodation comprises a spacious master bedroom, a further double bedroom, and a single bedroom. This flexible layout is well suited to families, guests, or those needing a dedicated home office. The bathroom is fitted with a modern suite, including an electric shower and a heated towel rail.

Externally, the low-maintenance paved rear garden offers a practical outdoor space without the need for extensive upkeep.

The property is conveniently located close to reputable schools and a range of local amenities, including shops, cafés, and essential services within Sunderland's residential suburbs. The nearby coastline, including Roker Beach and Seaburn Seafront, is just a short drive away, offering scenic walks, leisure facilities, and popular dining spots.

Transport connections are excellent, with Tyne and Wear Metro stations at Seaburn and Stadium of Light within easy reach.

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

84.6 m²

910 ft²

(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
3'2" x 6'5"

Hallway
9'10" x 5'1"

Living/Dining Room
27'0" x 11'6"

Kitchen
10'0" x 7'8"

Landing
6'11" x 3'11"

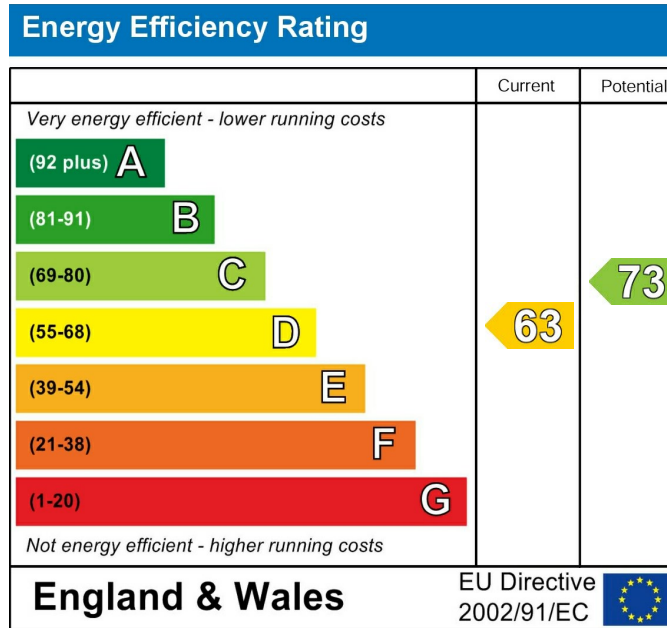
Bedroom 1
12'0" x 10'0"

Bedroom 2
9'11" x 10'2"

Bedroom 3
9'2" x 6'9"

Bathroom
5'2" x 6'9"

Garage
15'3" x 9'6"



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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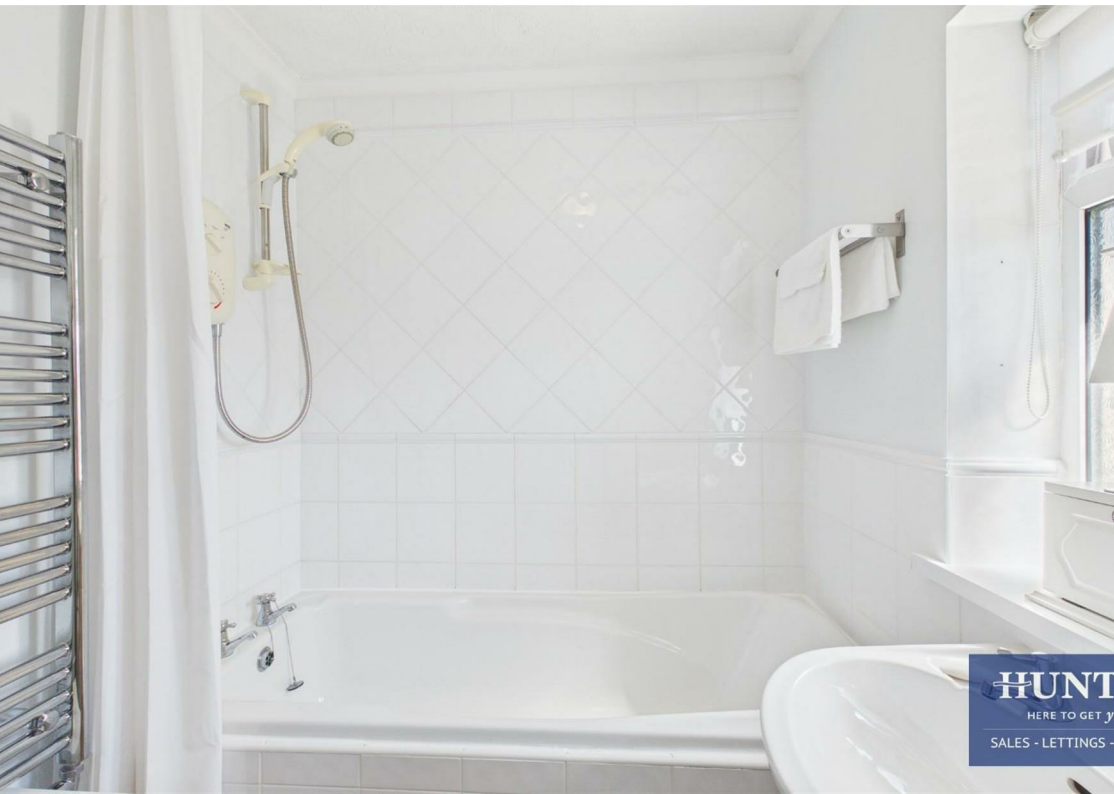
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