



Gatesgarth Grove, Seaburn Dene, SR6

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Gatesgarth Grove, Seaburn Dene, SR6

Asking Price £250,000

* 3 BEDROOM * SEMI DETACHED * FREEHOLD * LARGE DRIVEWAY * STUNNING GARDEN * COUNCIL TAX BAND C * EPC RATING C *

This beautifully presented three-bedroom semi-detached house is offered for sale in a sought-after residential area of Sunderland, close to Seaburn and Fulwell. Occupying a generous corner plot, the property benefits from a large block-paved driveway providing ample off-street parking, together with a single garage.

Internally, the home offers well-proportioned accommodation, including two bright reception rooms, both enjoying dual-aspect windows that create a light and airy feel. One reception room features a fireplace and opens into the kitchen/dining room, creating a sociable space for modern living. From here, access leads into a sunroom overlooking the rear garden. The kitchen is further complemented by a spacious utility room, also benefitting from garden views, while a downstairs WC adds everyday practicality.

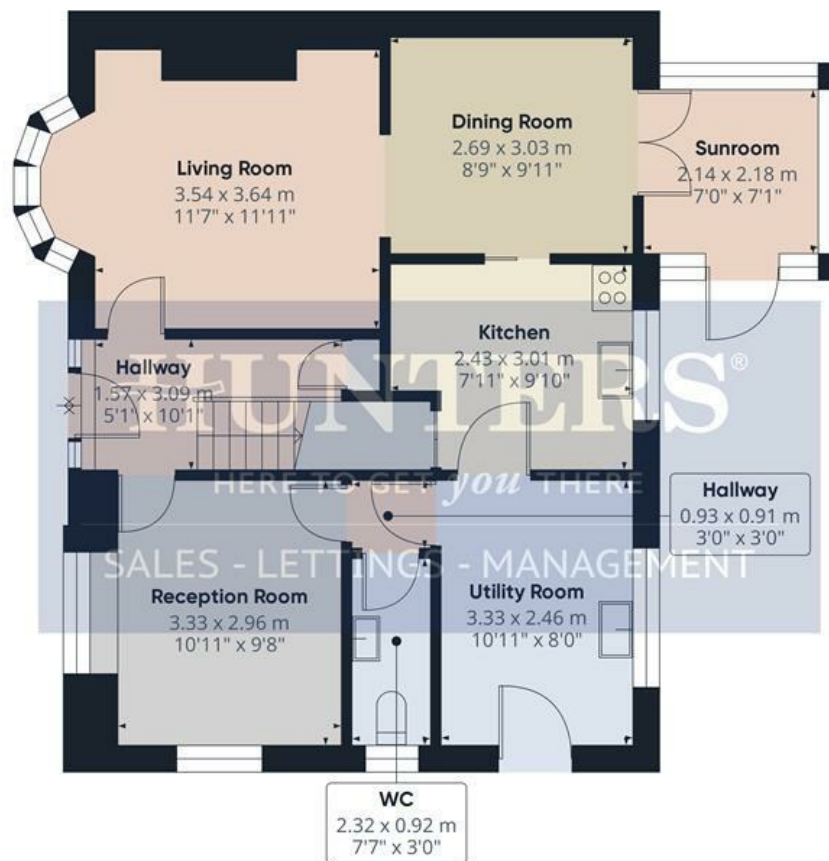
To the first floor, the master bedroom and second double bedroom both feature built-in wardrobes, providing useful storage, while the third bedroom offers a comfortable single room, ideal as a child's bedroom, guest room or home office. The fully tiled bathroom is fitted with a modern suite, including a walk-in shower and built-in storage.

Externally, the attractive multi-level rear garden combines lawned and paved areas, offering excellent space for relaxing, entertaining or for children to play.

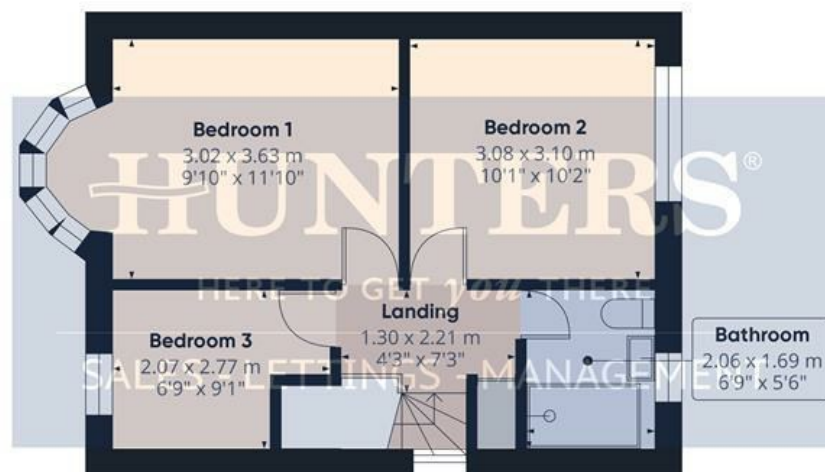
The property is well positioned for access to local amenities, reputable schools, green spaces and transport links, with parks, Seaburn seafront and the coast all within easy reach.

Appealing to families and a wide range of buyers, this well-maintained home is ready to move straight into.

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Floor 0



Floor 1



Approximate total area⁽¹⁾

95.5 m²

1027 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.

GIRAFFE360

Hallway

5'1" x 10'1"

Living Room

11'7" x 11'11"

Dining Room

8'9" x 9'11"

Sunroom

7'0" x 7'1"

Kitchen

7'11" x 9'10"

Utility Room

10'11" x 8'0"

Reception Room

10'11" x 9'8"

Hallway

3'0" x 2'11"

WC

7'7" x 3'0"

Landing

4'3" x 7'3"

Bedroom 1

9'10" x 11'10"

Bedroom 2

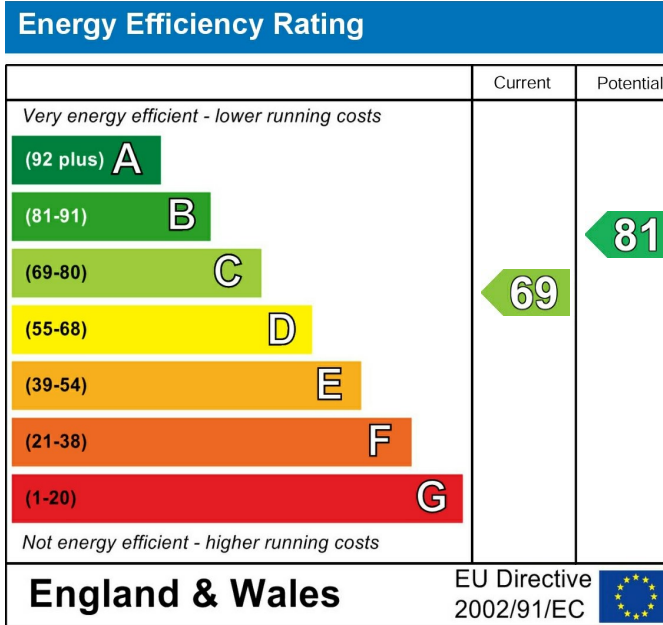
10'1" x 10'2"

Bedroom 3

6'9" x 9'1"

Bathroom

6'9" x 5'6"



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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