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Deepdene Road, Seaburn Dene, SR6

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## Offers In The Region Of £225,000

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN \* SEABURN DENE \* 2 BEDROOM \* SEMI DETACHED \* LEASEHOLD \* COUNCIL TAX BAND B \* EPC RATING D \*

This two-bedroom semi-detached house in the sought after area of Seaburn Dene, Sunderland is offered for sale and presents very well-maintained accommodation with practical modern features and outdoor space.

The ground floor includes a spacious living/dining room enjoying dual aspect windows, an inset electric fire and views over the rear garden. Patio doors provide direct access to the garden, creating an easy link between indoor and outdoor areas. The large kitchen offers modern kitchen units, plentiful storage space and access to the garden, making it a functional and convenient space for day-to-day use.

On the first floor, the master bedroom benefits from built-in wardrobes, while the second bedroom is a comfortable double. The fully tiled bathroom includes a shower enclosure, heated towel rail and an attractive bathroom suite.

Externally, the property features a driveway providing parking and a rear garden with a raised decking area, offering defined zones for seating or entertaining.

Seaburn is well regarded for its coastal setting, with Seaburn Beach and Roker Park within easy reach, offering seafront walks, green space and play areas. Nearby local amenities include supermarkets, cafés, pubs and restaurants along the Seaburn and Fulwell areas, as well as a range of shops on nearby high streets.

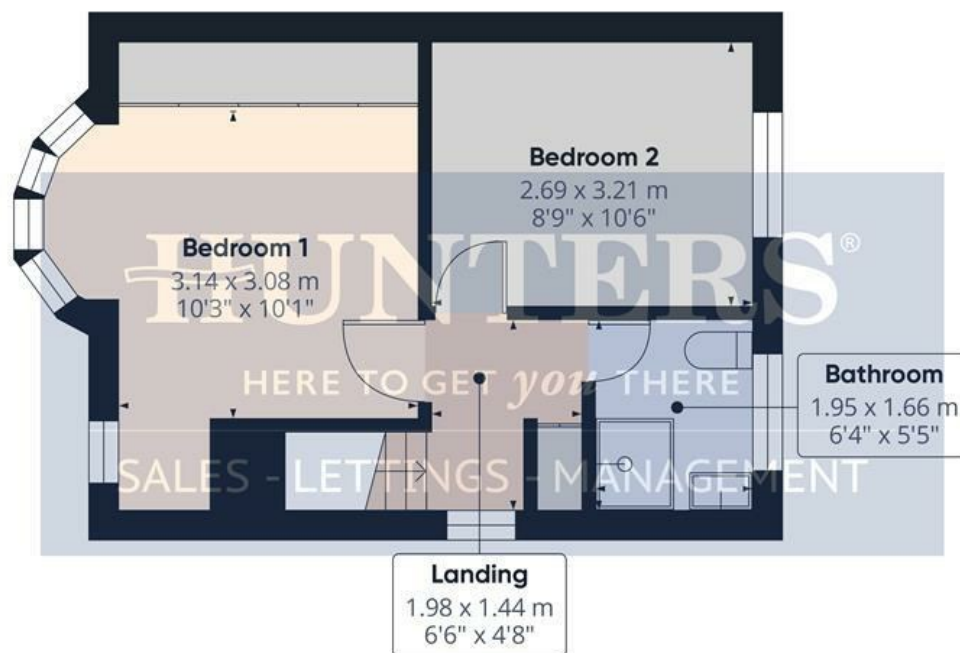
Families are well served by a selection of nearby schools in the Seaburn and Fulwell areas, covering primary and secondary education.

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Floor 0



Floor 1



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

84.2 m<sup>2</sup>

905 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.

GIRAFFE360

**Hallway**

3'6" x 3'0"

**Living Room/Dining Room**

12'5" x 29'10"

**Kitchen**

12'2" x 18'1"

**Landing**

6'5" x 4'8"

**Bedroom 1**

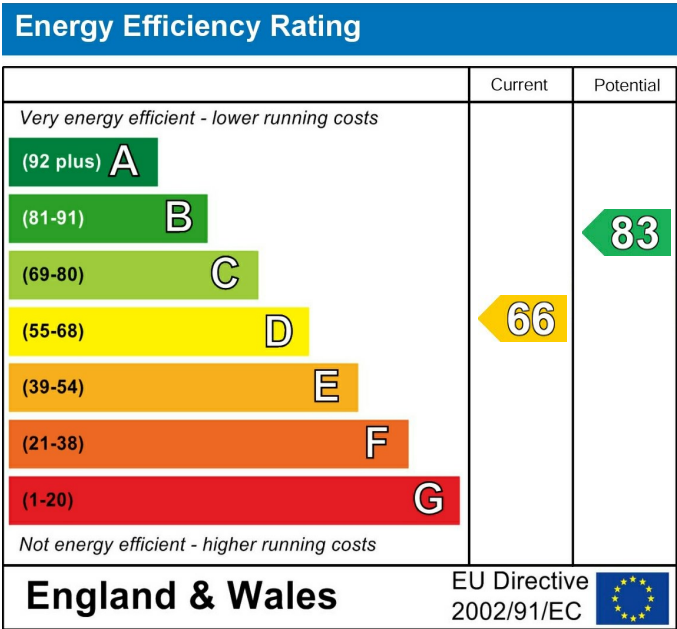
10'3" x 10'1"

**Bedroom 2**

8'9" x 10'6"

**Bathroom**

6'4" 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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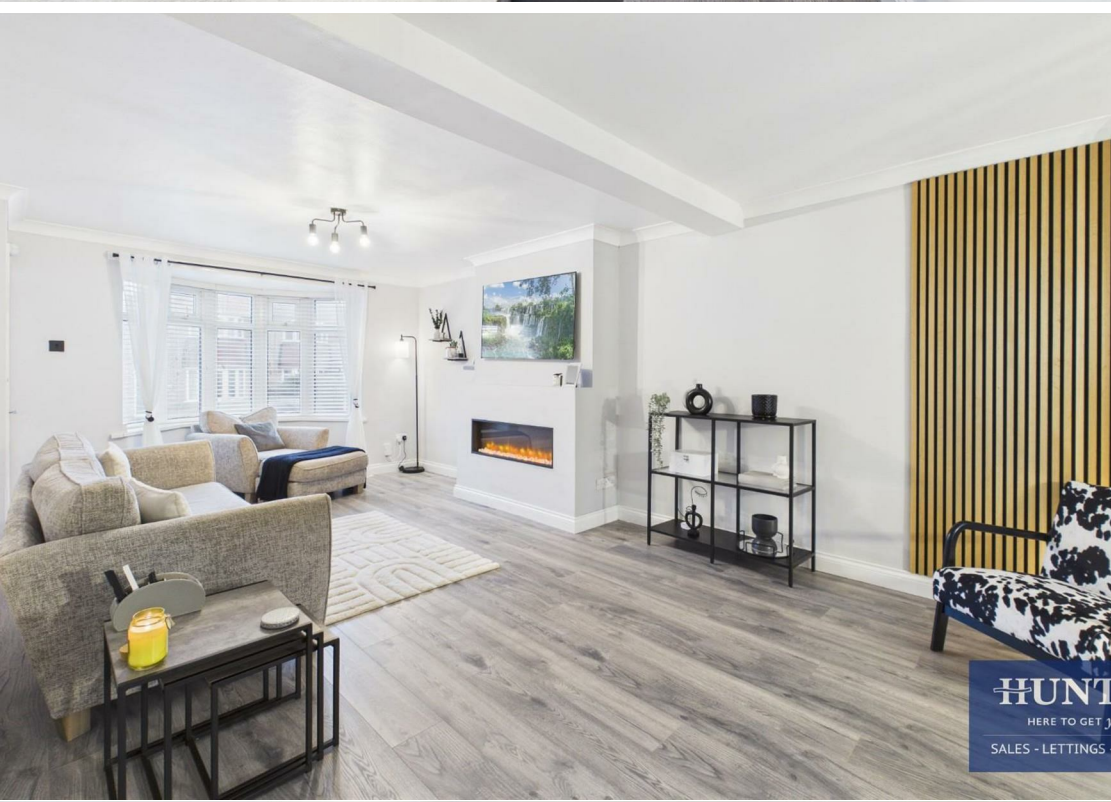


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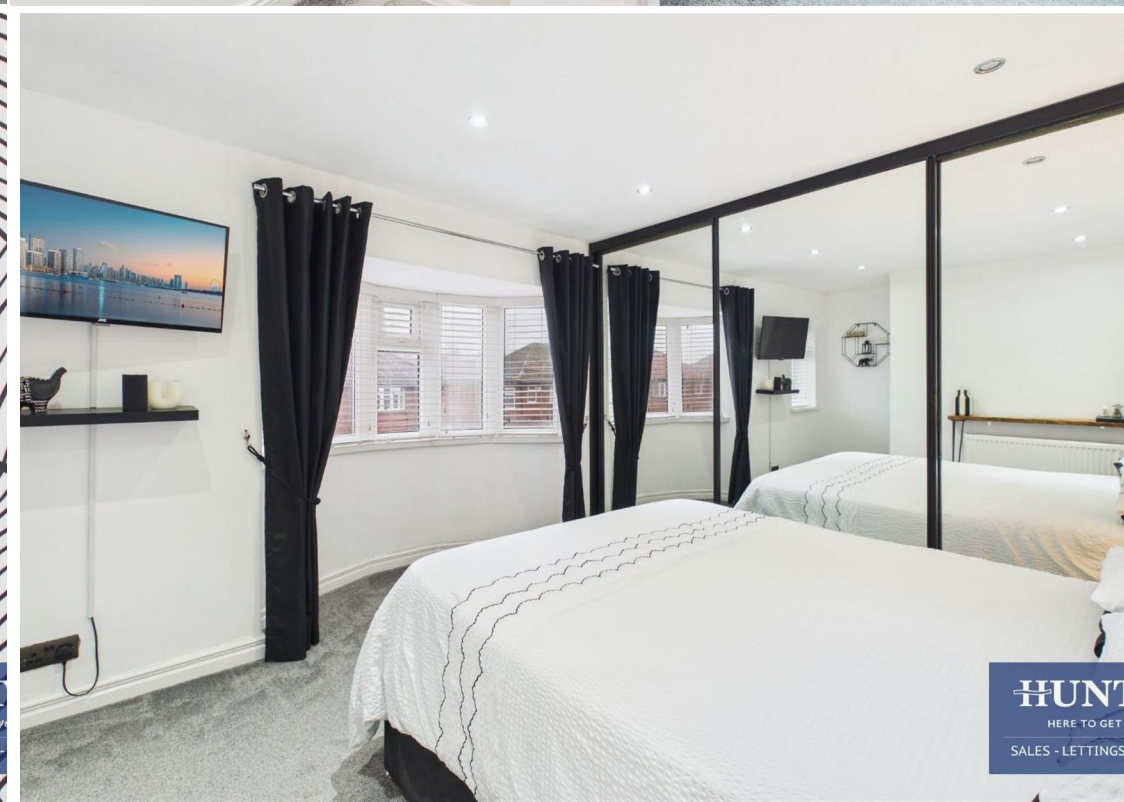
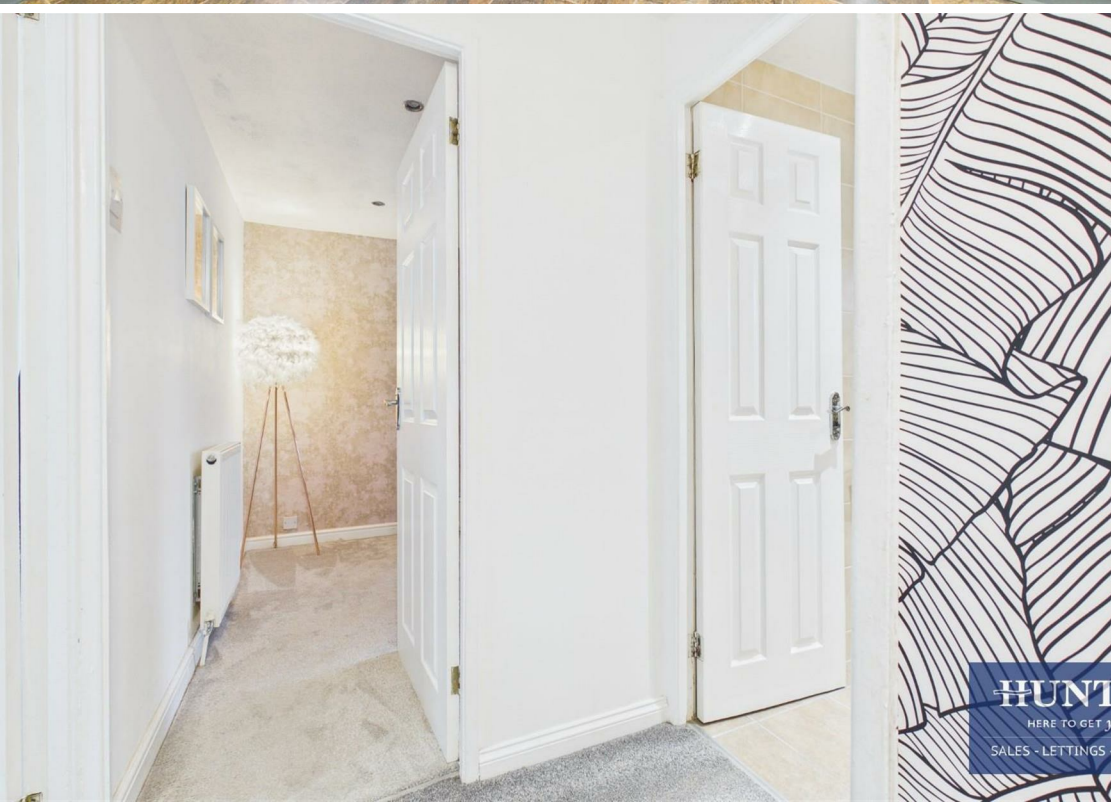


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