



Dykelands Road, Seaburn, Sunderland, SR6 8DX

£325,000





# Dykelands Road, Seaburn, Sunderland, SR6 8DX

## DESCRIPTION

\* PLEASE VIEW VIRTUAL TOUR & FLOOR PLAN \* FOUR BEDROOMS 2 BATHROOMS \* SEABURN SR6 \* CLOSE TO AMENITIES \* SUPERBLY PRESENTED \* SPACIOUS GARDEN \* COUNCIL TAX BAND - C \* EPC RATING - C \*

Hunters are delighted to welcome to the market this exceptional contemporary home full of unique character and charm.

An outstanding example of this style semi and perfectly placed close to the stunning local coastline, amenities, good schools, restaurants, cafés, bars and Seaburn metro station.

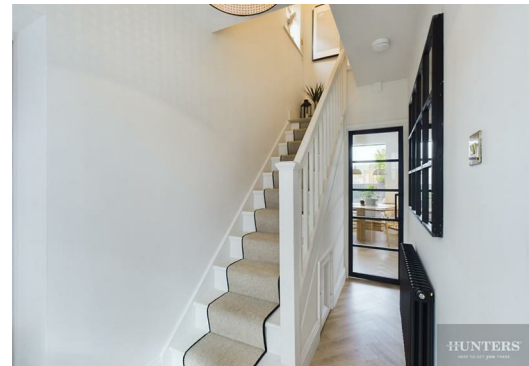
Magnifically refurbished throughout to provide ready to move into accommodation that is sure to appeal to a vast range of buyers.

Internally comprising of an entrance porch with original stained glass windows, reception hall, lounge, open plan kitchen/diner with adjoining utility, double bedroom and en-suite to the ground floor, and three bedrooms together with a beautiful bathroom to the first floor.

Externally a driveway to the front allows off street parking whilst the rear boasts a wonderful landscaped garden including seating areas for entertaining and al-fresco dining.

Possibly the finest example of its kind on the market today.

Viewing comes unreservedly recommended !









Approximate total area<sup>(1)</sup>  
911.5 ft<sup>2</sup>  
84.68 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.

GIRAFFE360

### Viewings

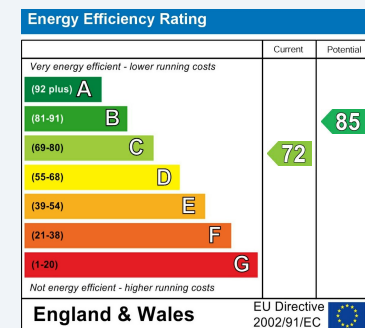
Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



11b Sea Road, Fulwell, Sunderland, SR6 9BP  
Tel: 0191 594 7788 Email: [sunderland@hunters.com](mailto:sunderland@hunters.com) <https://www.hunters.com>

