

Kings Avenue, Seaburn, Sunderland, SR6

HUNTERS®

HERE TO GET *you* THERE

Kings Avenue, Seaburn, Sunderland, SR6

Offers In The Region Of £350,000

* 3 BEDROOM * FREEHOLD * LARGE DRIVEWAY * LARGE GARDEN * COASTAL LOCATION * HIGH SPEC *

New to the market – an stunning three-bedroom semi-detached house in a highly sought-after Sunderland coastal location, just a few minutes' walk from the seafront, cafés and restaurants.

The property is approached via a large gravel driveway providing parking for multiple vehicles. Inside, a stunning entrance hallway immediately sets the tone, featuring oak and glass-panelled balustrades, large porcelain tiled flooring and solid oak doors throughout.

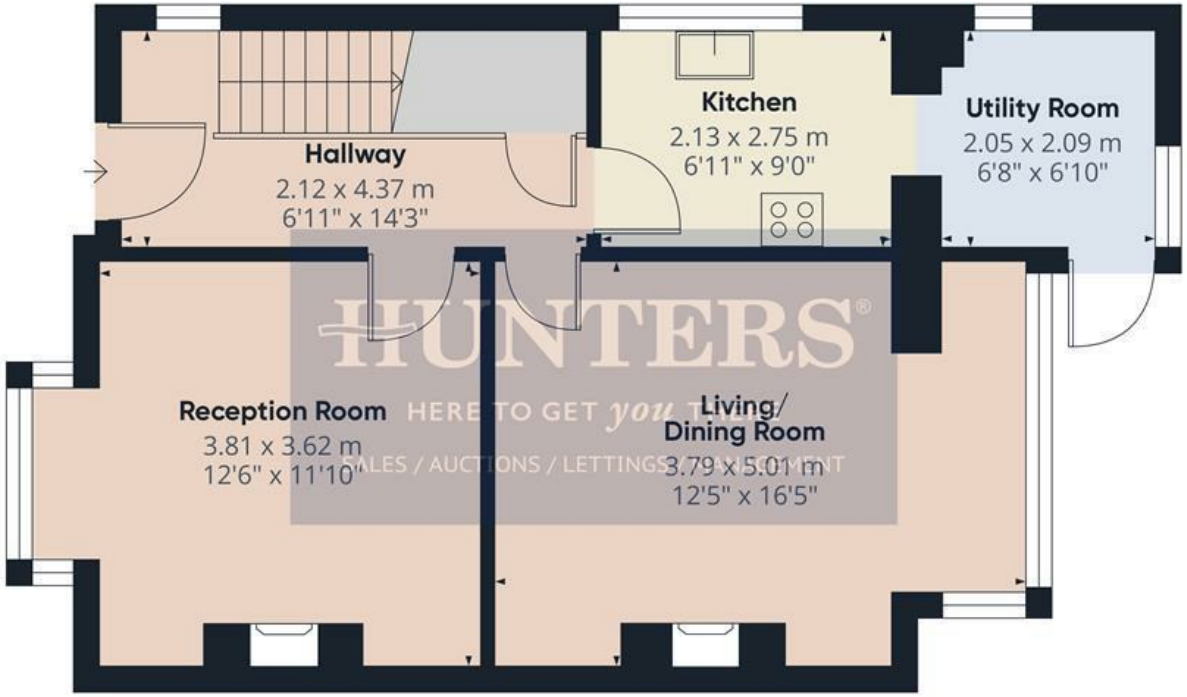
There are two reception rooms, including a relaxing front lounge with a cosy exposed brick fireplace, while the generous living/dining room features engineered wood flooring, a slat-panelled feature wall, attractive fireplace, modern vertical radiators and a defined dining area overlooking the rear garden.

The modern, well-designed kitchen is complemented by a dedicated utility room with direct access to the garden. Original stained glass windows add further character and charm to the property.

Upstairs, the master bedroom features a wide bay window, while the second double bedroom enjoys sea views. The third bedroom is a well-planned single with a wood-panelled feature wall. The contemporary bathroom is a particular highlight, finished with full tiling, a walk-in shower, freestanding bath and heated towel rail.

Outside, the rear garden has been designed with low maintenance and entertaining in mind, incorporating an artificial lawn, paved seating areas, gravelled sections and a covered decked area, providing a number of spaces to sit and relax.

The property is ideally placed for highly regarded local schools and the amenities of Seaburn and Roker, including a variety of cafés, restaurants and the seafront. Seaburn and St Peter's Metro stations are also nearby, providing convenient links towards Sunderland city centre, Newcastle and the wider Tyne & Wear area.



Floor 0



Floor 1



HUNTERS
HERE TO GET *you* THERE
SALES / AUCTIONS / LETTINGS / MANAGEMENT

Approximate total area(1)

95.3 m²

1025 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
7'0" x 14'3"

Reception Room
12'5" x 11'10"

Living/Dining Room
12'5" x 16'0"

Kitchen
698'9" x 9'0"

Utility Room
6'8" x 6'10"

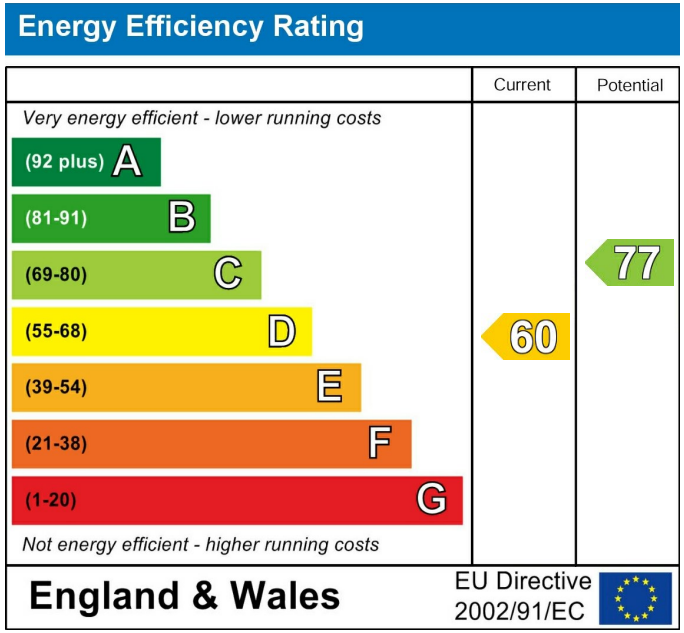
Landing
3'2" x 10'11"

Bedroom 1
12'9" x 14'4"

Bedroom 2
12'7" x 12'5"

Bedroom 3
6'11" x 6'3"

Bathroom
6'9" x 9'8"



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.










HUNT
HERE TO GET y
SALES / AUCTIONS / LETTI


HUNT
HERE TO GET y
SALES / AUCTIONS / LETTI


HUNT
HERE TO GET y
SALES / AUCTIONS / LETTI


Hotpoint
HUNT
HERE TO GET y
SALES / AUCTIONS / LETTI


HUNT
HERE TO GET
SALES / AUCTIONS / LETTI


HUNT
HERE TO GET
SALES / AUCTIONS / LETTI


HUNT
HERE TO GET
SALES / AUCTIONS / LETTI


HUNT
HERE TO GET
SALES / AUCTIONS / LETTI


Be our guest








HUNT
HERE TO GET
SALES / AUCTIONS / LETT