# Lunedale Avenue, Seaburn Dene, Sunderland, SR6

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# Lunedale Avenue, Seaburn Dene, Sunderland, SR6

## Offers In The Region Of £199,950

* 3 BEDROOM * SEMI DETACHED * NO ONWARD CHAIN * LEASEHOLD * LARGE DRIVEWAY * LARGE GARDEN *

New to the market: a well-presented three-bedroom semi-detached house in the sought-after Seaburn Dene area of Sunderland, ideally located within easy reach of the seafront, local parks and everyday amenities. Offered with no onward chain, the property provides spacious accommodation, a generous driveway and a large rear garden.

Set back from the road, the property benefits from a substantial block-paved driveway providing parking for multiple cars. Inside, the living/dining room is bright and welcoming, with large dual-aspect windows allowing plenty of natural light and a fireplace creating an attractive focal point. The well-presented kitchen offers useful under-stairs storage, with views over and direct access to the rear garden.

Upstairs, there are three bedrooms and a family bathroom. The main bedroom features large bay windows and fitted wardrobes, while the second double bedroom also benefits from fitted storage. The third bedroom provides a useful single room, ideal for a child, guest room or home office. The bathroom is fitted with a modern suite, including a walk-in shower with an electric shower unit and a heated towel rail.

Externally, the generous rear garden features established plants and bushes, creating a pleasant outdoor space, along with a shed providing additional storage.

Seaburn Dene is a popular residential area, conveniently positioned for local shops, Monkwearmouth Academy and the nearby seafront, where coastal walks and green spaces can be enjoyed. Bus routes along the surrounding roads provide links to Sunderland city centre and the coast, while Seaburn Metro station is approximately five minutes away by car, offering services towards Sunderland and Newcastle.

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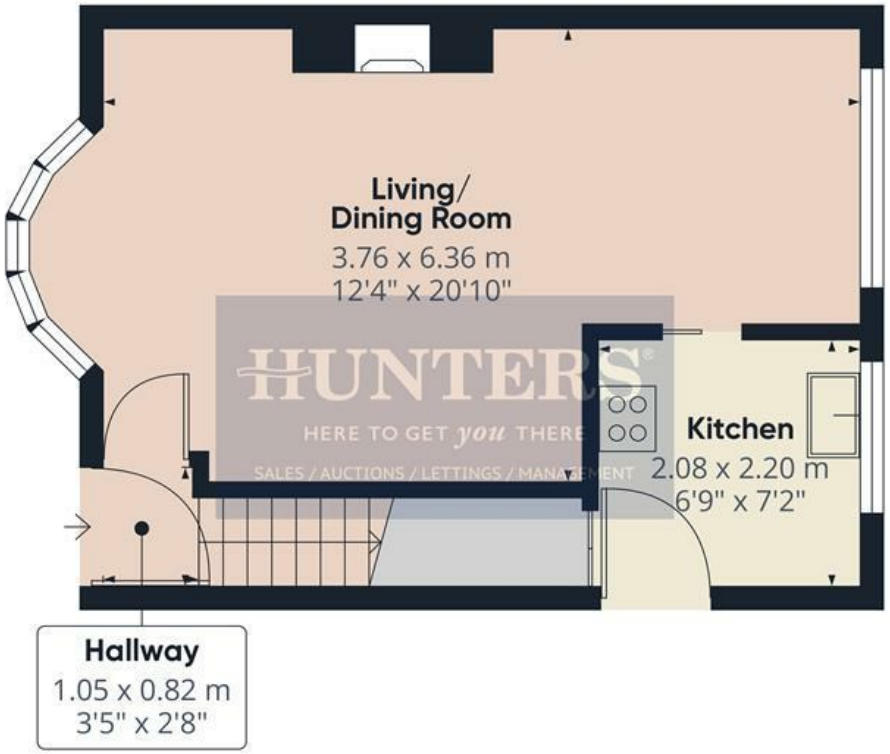
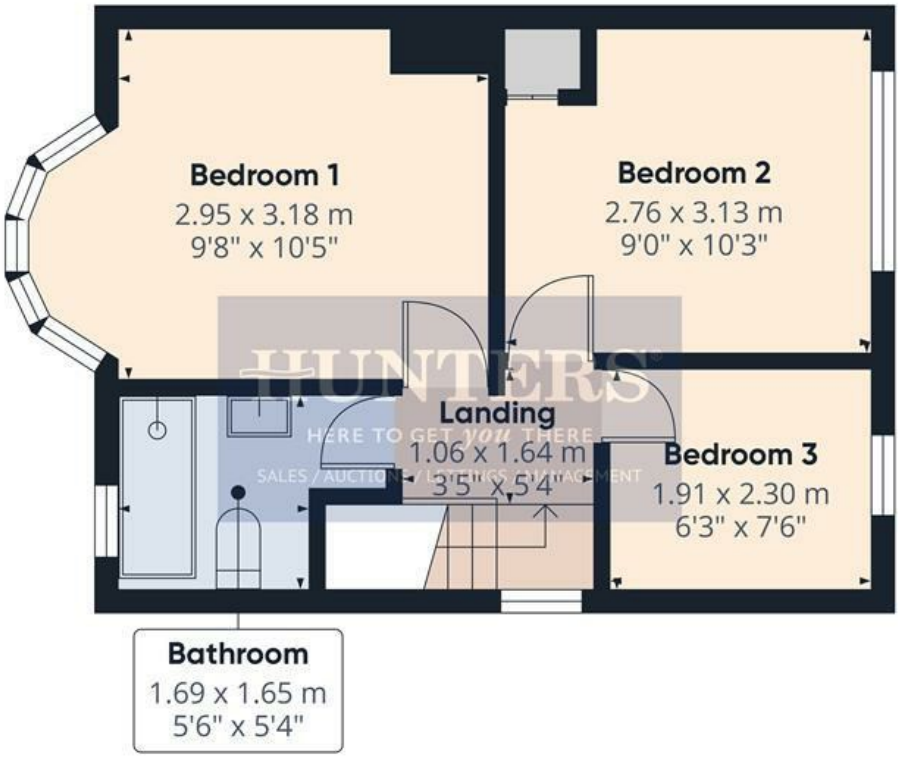



Floor 0




Floor 1

**Approximate total area**(1)

57.8 m²

623 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.

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**Hallway**
3'5" x 2'8"

**Living/Dining Room**
12'4" x 20'10"

**Kitchen**
6'9" x 7'2"

**Landing**
3'5" x 5'4"

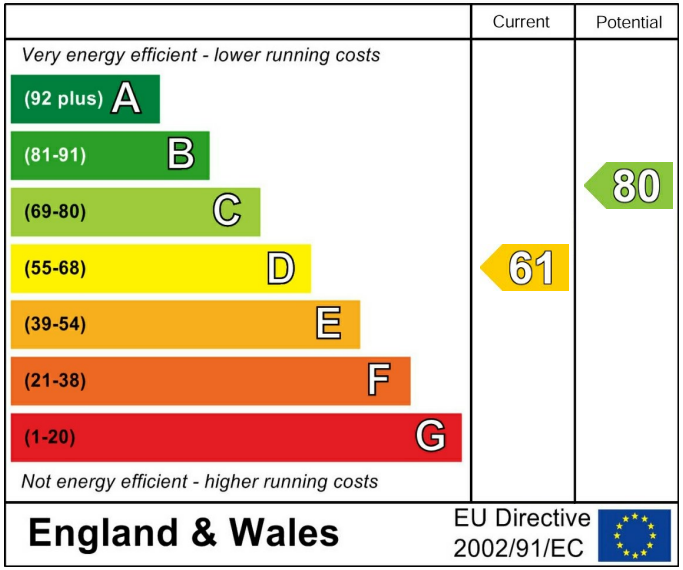
**Bedroom 1**
9'8" x 10'5"

**Bedroom 2**
9'0" x 10'3"

**Bedroom 3**
6'3" x 7'6"

**Bathroom**
5'6" x 5'4"

## Energy Efficiency Rating

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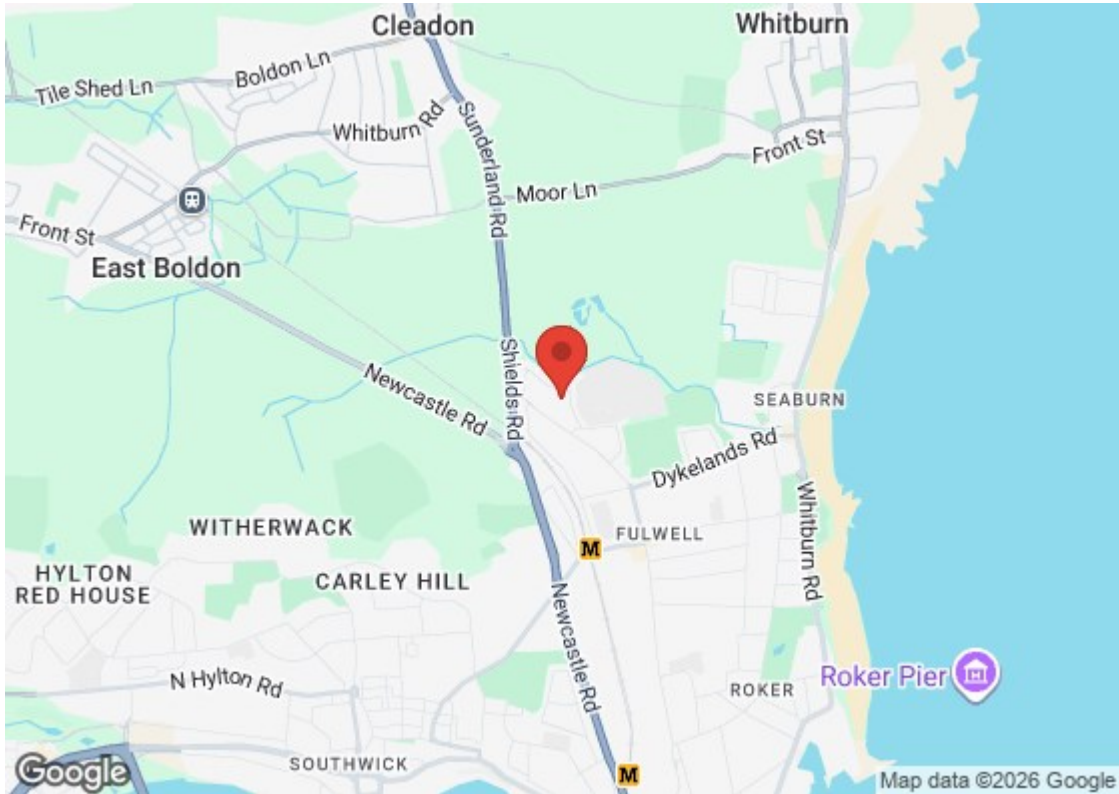
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