

Kingarth Avenue, Seaburn, Sunderland, SR6

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Kingarth Avenue, Seaburn, Sunderland, SR6

Offers In The Region Of £329,950

* 3 BEDROOM * FREEHOLD * NO ONWARD CHAIN * FRONT AND REAR GARDENS * DRIVEWAY * GARAGE * COASTAL PROPERTY *

New to the market – offered with no onward chain, a well-presented three-bedroom semi-detached house in a highly sought-after residential area of Seaburn, Sunderland, just a short walk from the seafront. Set behind an attractive front garden with driveway and garage, the property offers generous proportions, high ceilings throughout and an attractive rear garden.

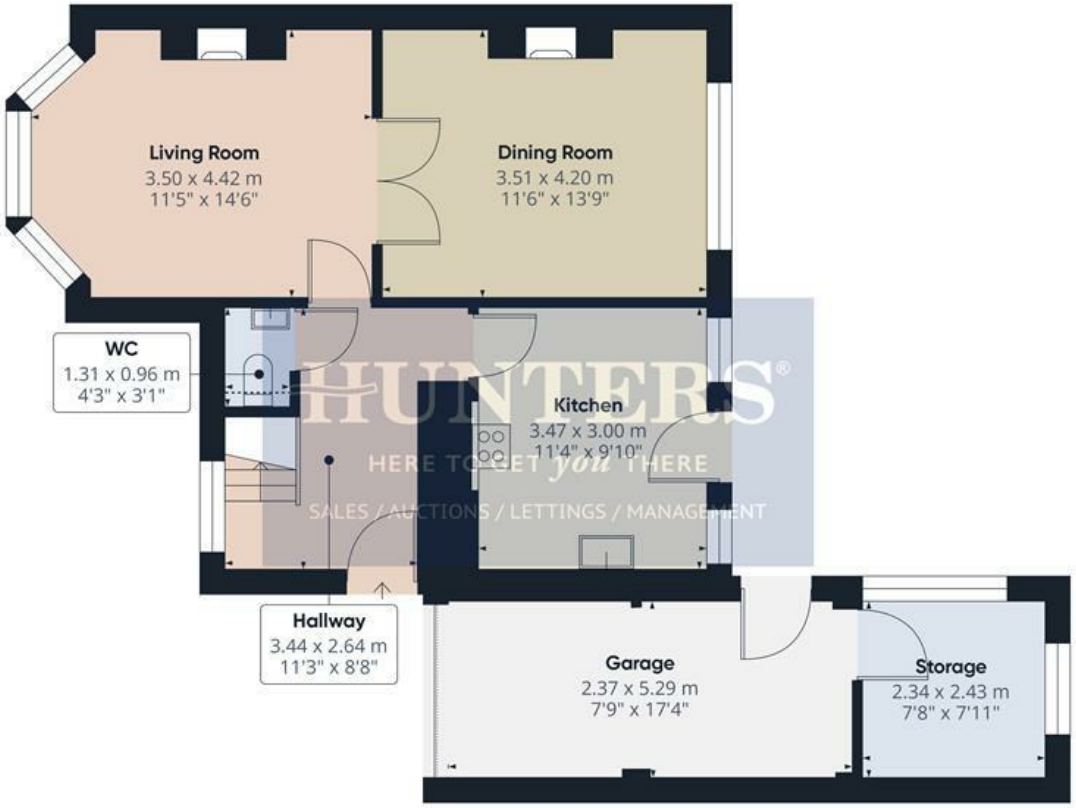
A spacious entrance hallway provides access to two reception rooms. The main living room features a bay window and fireplace, creating an attractive focal point while allowing plenty of natural light. The separate dining room enjoys pleasant views over the rear garden, making it an ideal space for everyday family living. The spacious, well-laid-out kitchen opens directly onto the garden, while a downstairs WC adds further practicality.

To the first floor are three bedrooms. The master bedroom is a good-sized double with fitted wardrobes, while the second bedroom is also a generous double. The third bedroom is well proportioned and benefits from dual-aspect windows. The modern, fully tiled bathroom features a bath and separate shower cubicle with electric shower.

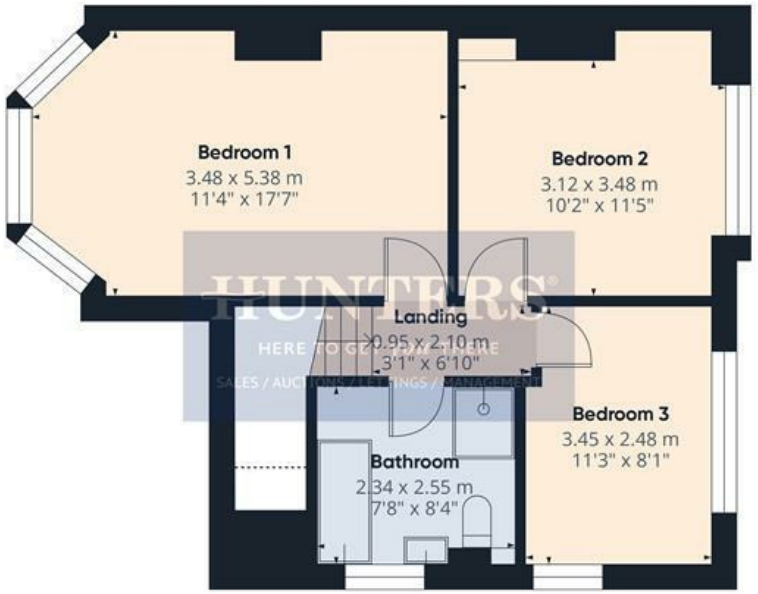
Outside, the rear garden is a particular highlight, with established trees and shrubs, a block-paved seating area and a well-sized lawn, providing a private and pleasant setting for outdoor dining and family use.

The property is ideally positioned close to Seaburn and Roker, with the seafront, cafés, restaurants and coastal walks all within easy reach. Seaburn Recreation Park and Roker Park provide popular green spaces nearby, while local primary and secondary schools are also accessible. Public transport links are excellent, with Sunderland city centre easily reached by bus and Seaburn Metro, providing onward connections to Newcastle and beyond.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788
sunderland@hunters.com | www.hunters.com



Floor 0



Floor 1



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Approximate total area(1)

113.2 m²

1218 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Hallway
11'3" x 8'7"

Kitchen
11'4" x 9'10"

Living Room
11'5" x 14'6"

Dining Room
11'6" x 13'9"

WC
4'3" x 3'1"

Landing
3'1" x 6'10"

Bedroom 1
11'5" x 17'7"

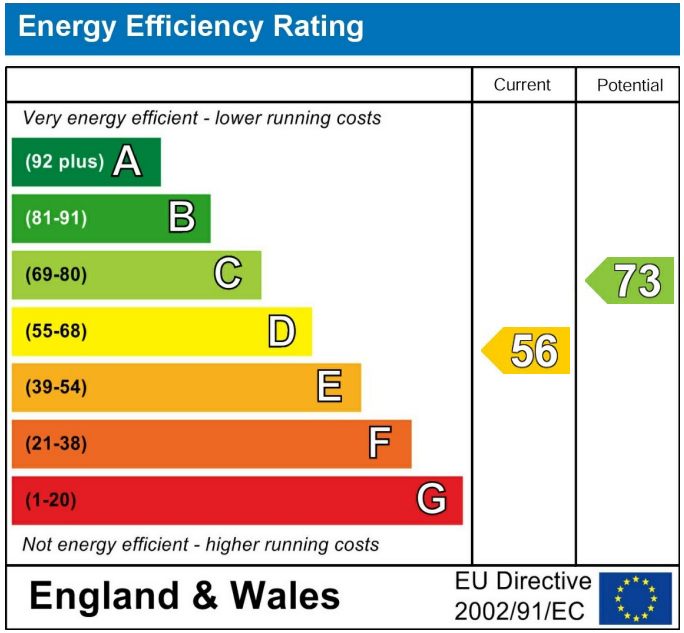
Bedroom 2
10'2" x 11'5"

Bedroom 3
11'3" x 8'1"

Bathroom
7'8" x 8'4"

Garage
7'9" x 17'4"

Storage
7'8" x 7'11"



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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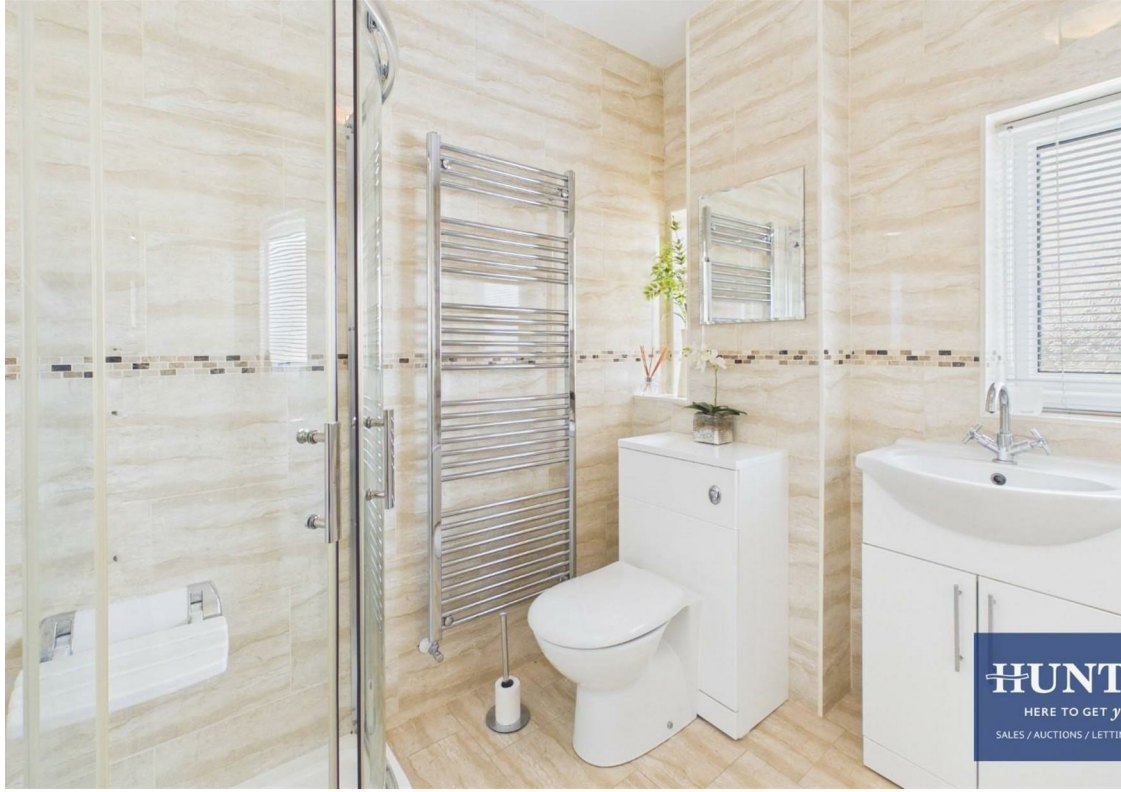

















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