Kentmere Avenue, Seaburn Dene, SR6

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Kentmere Avenue, Seaburn Dene, SR6

Offers In The Region Of £199,950

PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS * 2 BEDROOM * SEMI DETACHED * SEABURN DENE * SR6 * COUNCIL TAX BAND C * EPC RATING D *

Located in the popular area of Kentmere Avenue, Sunderland, this delightful semi-detached house offers a perfect blend of modern living and classic appeal. Spanning an impressive 632 square feet, this property boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining.

The heart of the home is the open-plan living, dining, and kitchen area, which is designed for both functionality and style. The modern kitchen is practical and well-equipped, making it a joy for any home cook. The living room features a striking media wall and contemporary vertical radiators, ensuring a warm and inviting atmosphere throughout the ground floor.

This residence comprises two comfortable bedrooms, ideal for a small family or professionals seeking extra space. The attractive modern bathroom is a standout feature, complete with a bath and built-in storage, offering both convenience and elegance.

The property has also benefited from a new boiler being fitted, providing an additional modern upgrade. Further extras included with the property are all flooring, carpets, blinds and light fittings.

Outside, the property is equally impressive, with a large rear garden that has been thoughtfully paved throughout, providing a low-maintenance outdoor space perfect for summer gatherings or quiet evenings. Additionally, the driveway accommodates two vehicles, adding to the practicality of this lovely home.

In summary, this semi-detached house on Kentmere Avenue is a wonderful opportunity for those seeking a modern yet characterful property in Sunderland. With its spacious layout, attractive features, new boiler and useful additional extras, it is sure to appeal to a variety of buyers.

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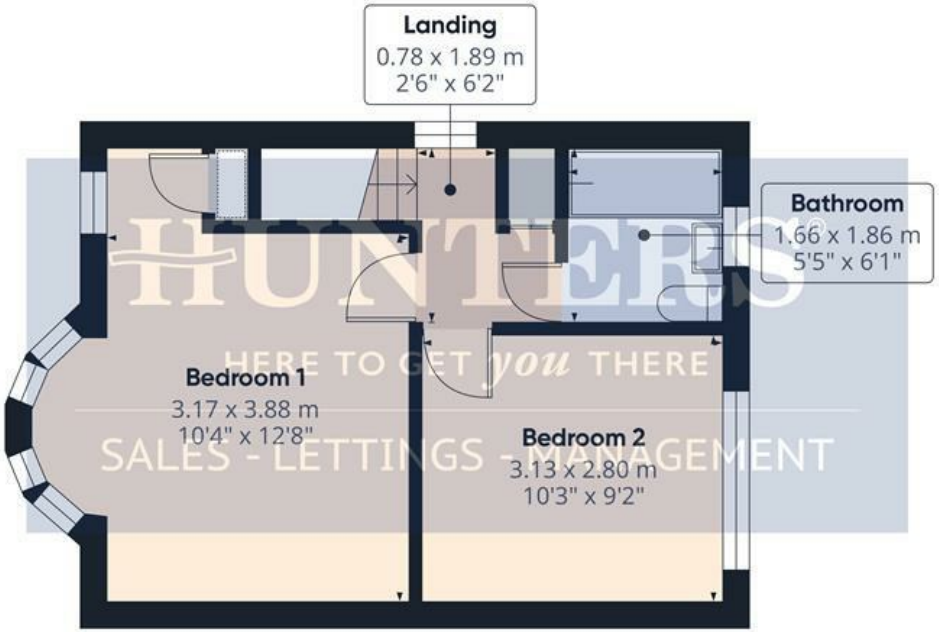
Floor 0



Floor 1

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SALES - LETTINGS - MANAGEMENT

Approximate total area(1)

58.7 m²

632 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
3'1" x 3'5"

Living Room
16'2"x.11'8"

Kitchen/Dining Room
7'2" x 15'7"

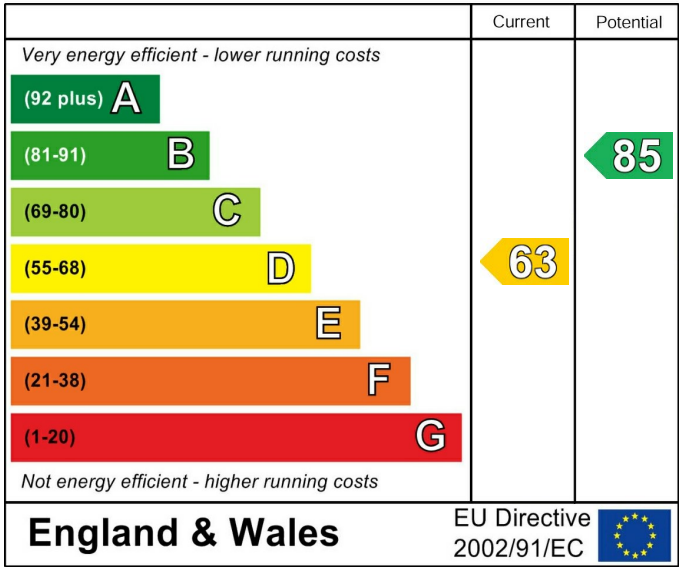
Landing
2'6" x 6'2"

Bedroom 1
10'4" x 12'8"

Bedroom 2
10'3" x 9'2"

Bathroom
5'5" x 6'1"

Energy Efficiency Rating



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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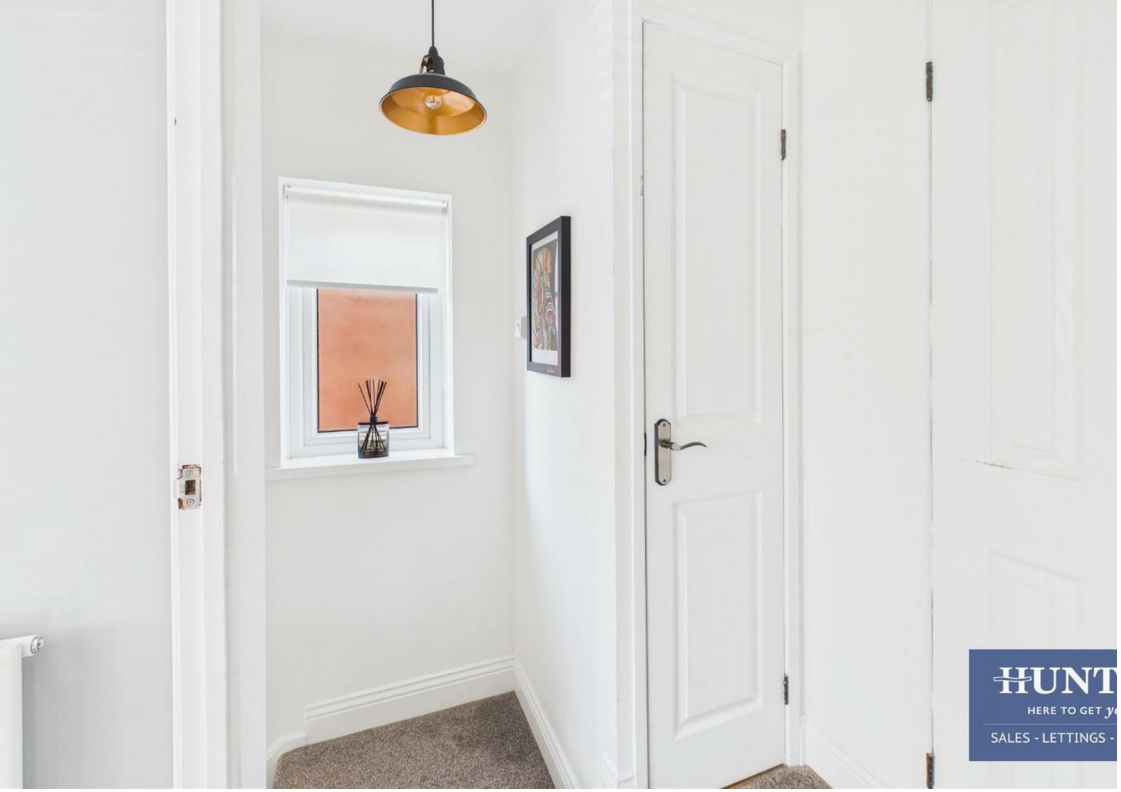
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