



Drayton Road, Seaburn Dene, SR6

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Offers In The Region Of £265,000

* 2 BEDROOM * FREEHOLD * DOUBLE DRIVEWAY * GARAGE * GARDEN * LARGE KITCHEN EXTENSION * COUNCIL TAX BAND B *

This well-presented two-bedroom semi-detached house is for sale in a sought-after area of Sunderland, close to well-regarded schools, green spaces and the coastline.

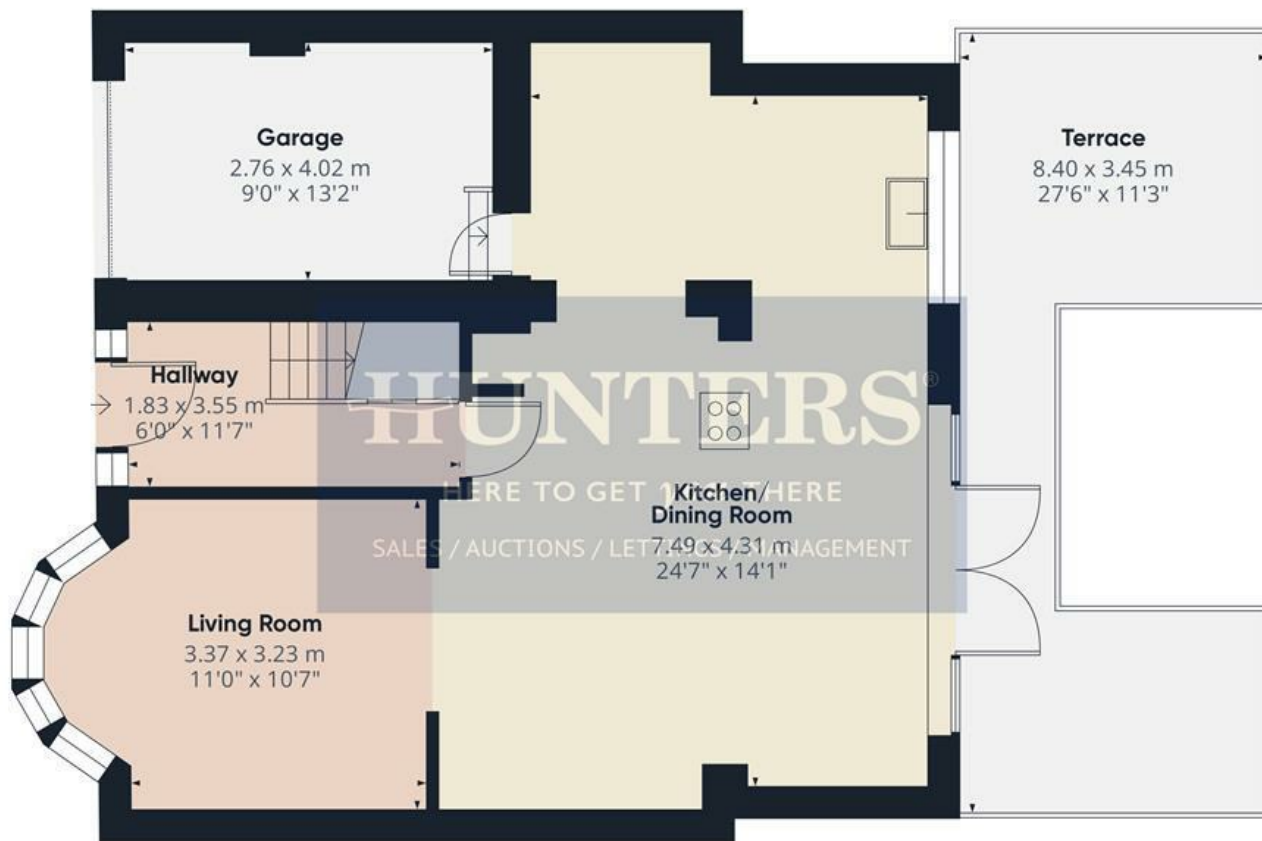
To the front, a double block-paved driveway provides off-street parking and leads to a single garage. Inside, an impressive glass-panelled staircase with bespoke under-stairs storage creates an attractive focal point, while the spacious living room benefits from high ceilings and large windows that fill the room with natural light.

To the rear, the extended open-plan kitchen/dining room is the heart of the home. It features a centre island, modern vertical radiator, three Velux windows that flood the space with light, and large French doors opening onto the rear garden. Outside, the low-maintenance garden offers a decked seating area, ideal for relaxing or entertaining.

Upstairs, the main bedroom includes built-in storage and a separate dressing room, which could easily be converted back into a third bedroom if required. The second bedroom is a generous double, while the stylish family bathroom is fully tiled and fitted with a modern suite incorporating built-in storage, a walk-in shower and a heated towel rail.

The property is ideally positioned for easy access to Sunderland's beautiful coastline, with nearby beaches and promenade walks, as well as local parks and green spaces. A range of well-regarded schools are within easy reach, while Sunderland city centre offers an excellent selection of shops, restaurants, leisure facilities and rail connections, all easily accessible by road and public transport.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

101.8 m²

1095 ft²

Balconies and terraces

21.7 m²

234 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

6'0" x 11'7"

Living Room

11'0" x 10'7"

Kitchen/Dining Room

24'6" x 14'1"

Landing

4'1" x 7'8"

Bedroom 1

11'0" x 10'10"

Dressing room

6'1" x 6'0"

Bedroom 2

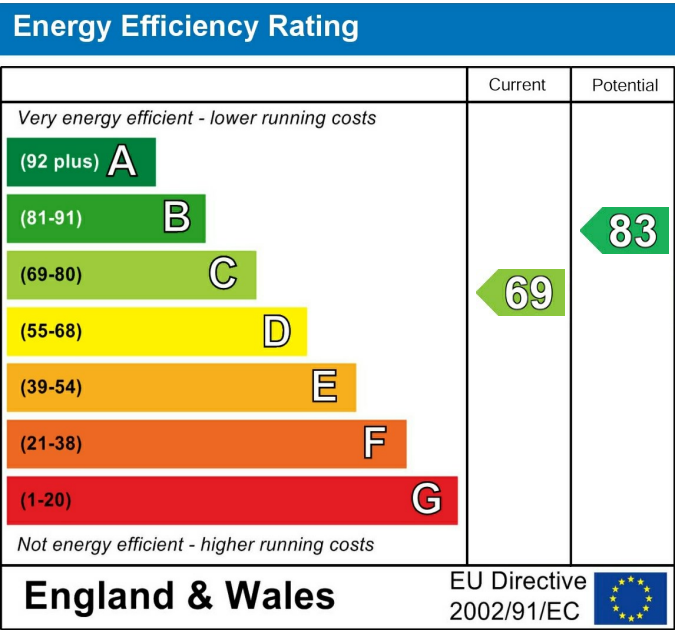
9'8" x 11'10"

Bathroom

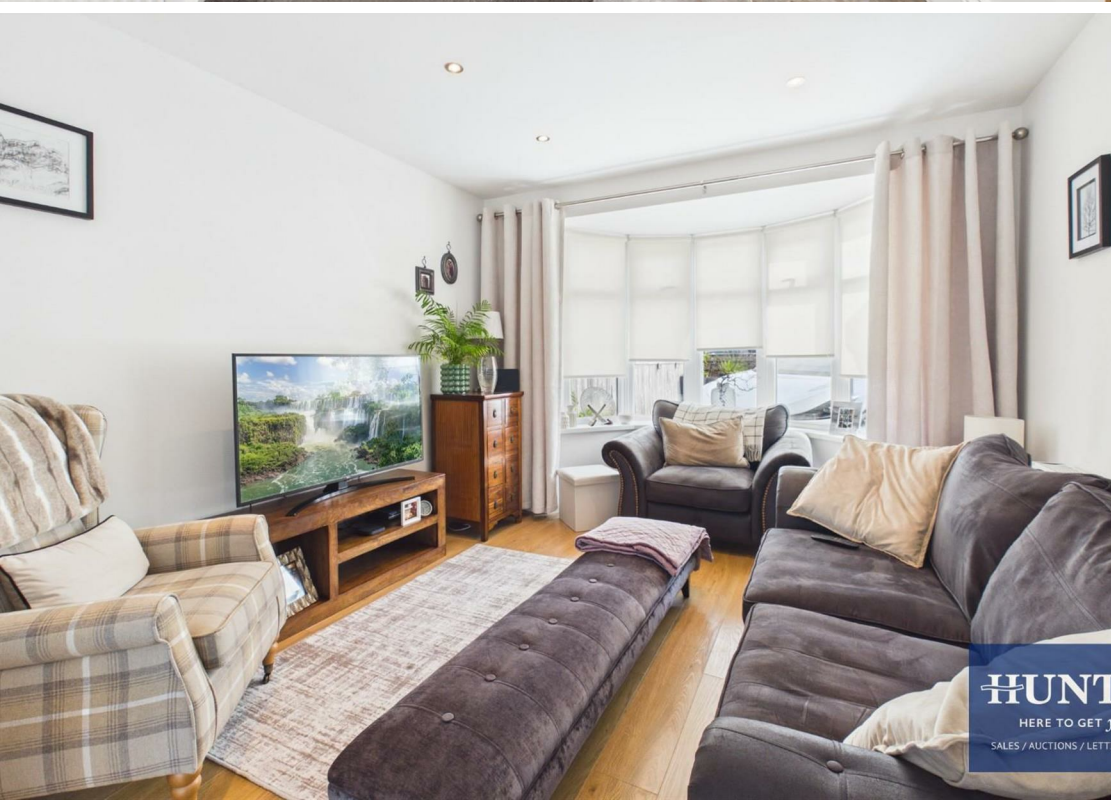
7'3" x 5'9"

Garage

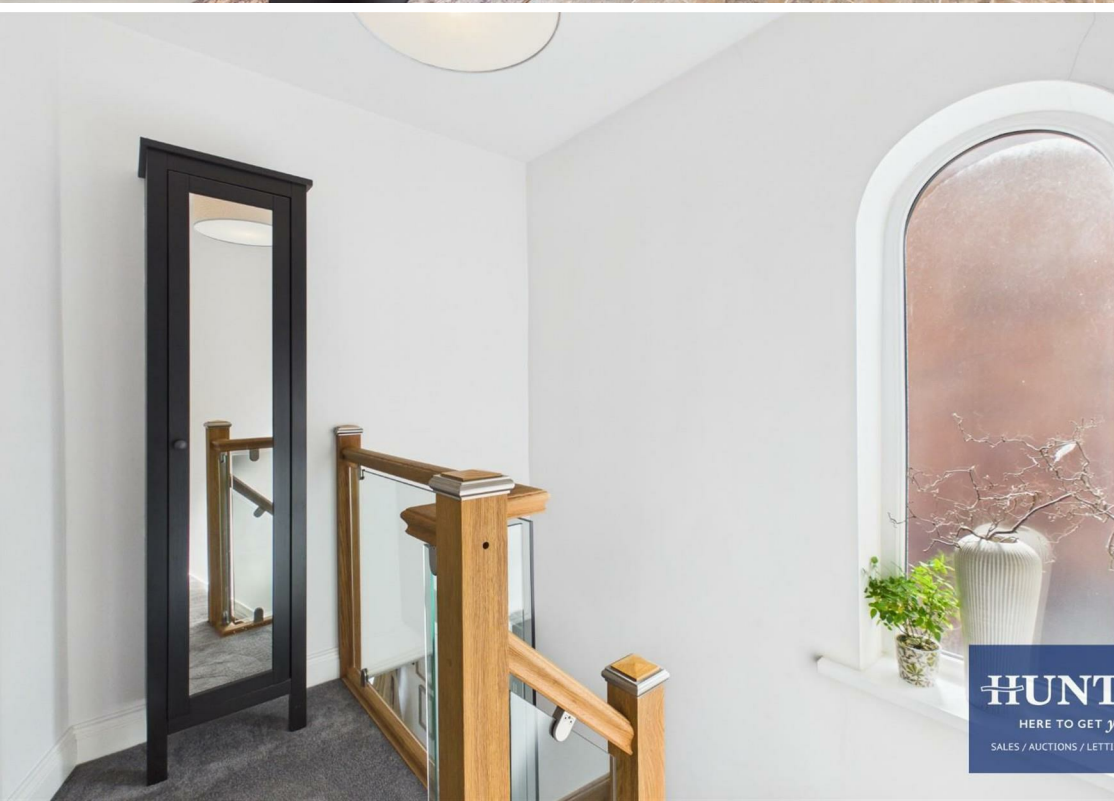
9'0" x 13'2"



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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