



Dyklands Road, Seaburn, SR6

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

## Dykelands Road, Seaburn, SR6

### Asking Price £289,950

Nestled on Dykelands Road in the charming area of Seaburn, Sunderland, this semi-detached house presents a splendid opportunity for those seeking a modern and comfortable family home. Spanning an impressive 977 square feet, the property boasts three well-proportioned bedrooms and a stylish bathroom, making it ideal for families or professionals alike.

Upon entering, you are greeted by a light and inviting hallway that sets the tone for the rest of the home. The front living room features a delightful log burner, perfect for cosy evenings in. The heart of the home is undoubtedly the open-plan kitchen and dining area, which is both modern and functional. This space is complemented by an offset utility room and patio doors that lead directly to the garden, seamlessly blending indoor and outdoor living.

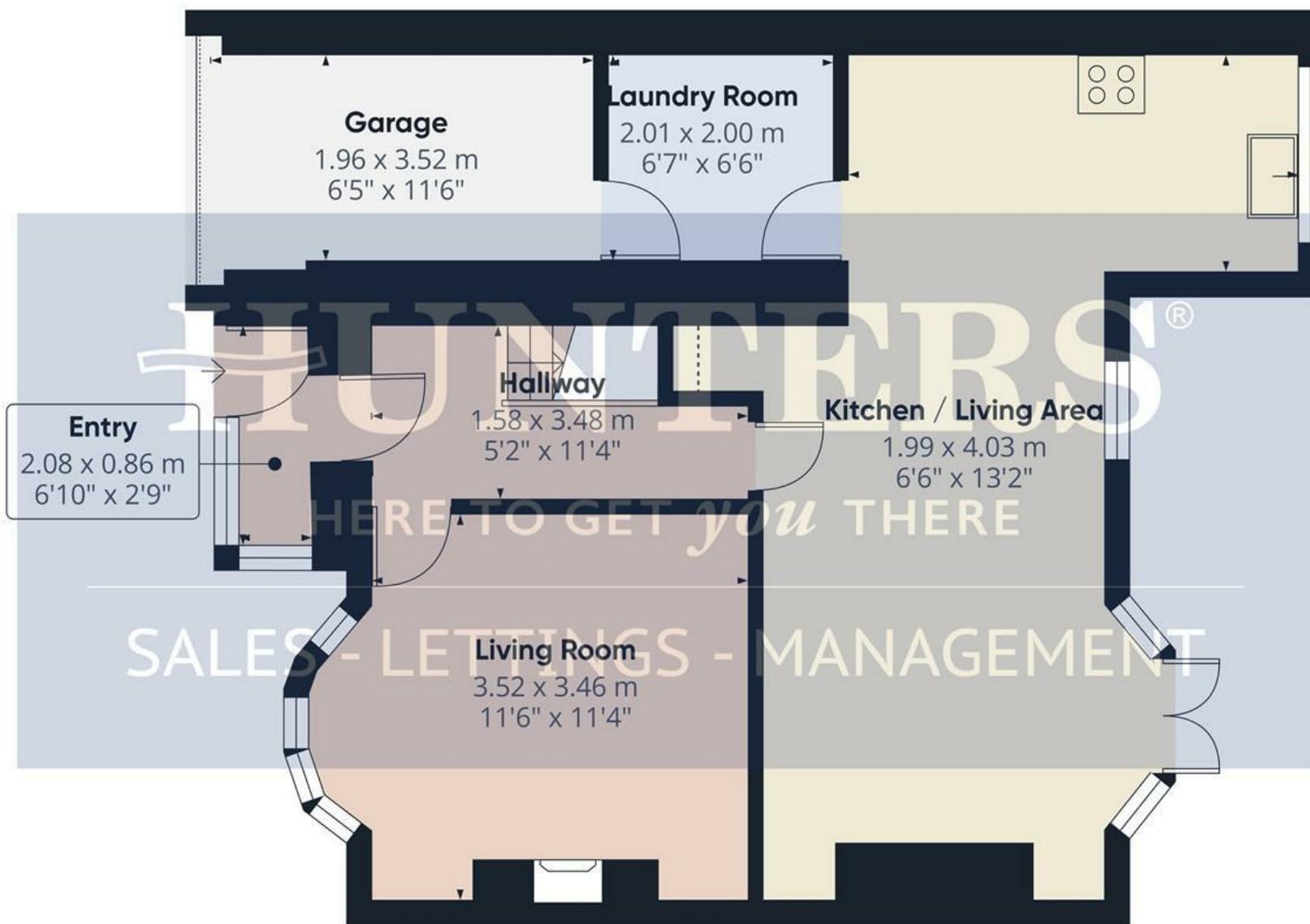
The first floor comprises two spacious double bedrooms and a third bedroom, which can serve as a guest room or a study. The bathroom is a true highlight, featuring a walk-in shower, a bath, a sink, and a WC, all designed with contemporary finishes.

Outside, the property offers a paved and lawned garden at the rear, providing a perfect space for relaxation or entertaining. The front of the house features a driveway that accommodates two vehicles, along with a garage, ensuring ample parking for residents and guests.

Located in a highly desirable area, this home is just a stone's throw from the stunning coastline, vibrant bars, and restaurants. Excellent transport links and renowned schools are also within easy reach, making this property an ideal choice for families and commuters alike.

This stunning example of a semi-detached home is not to be missed.

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



Floor 0

**Approximate total area<sup>(1)</sup>**

56.8 m<sup>2</sup>  
 612 ft<sup>2</sup>

**Reduced headroom**

0.1 m<sup>2</sup>  
 1 ft<sup>2</sup>

(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.

**ENTRY**  
6'9" x 2'9"

**HALLWAY**  
5'2" x 11'5"

**LIVING ROOM**  
11'6" x 11'4"

**KITCHEN / DINING ROOM**  
6'6" x 13'2"

**LAUNDRY ROOM**  
6'7" x 6'6"

**GARAGE**  
6'5" x 11'6"

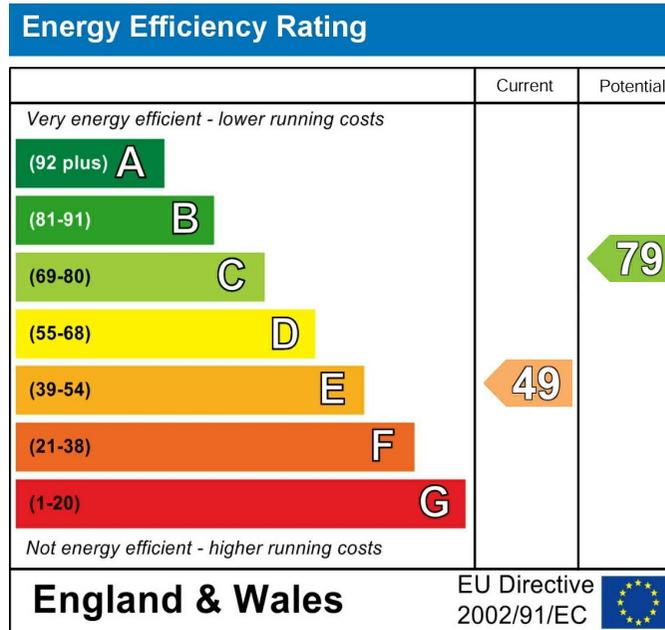
**LANDING**  
2'11" x 9'9"

**BEDROOM 1**  
10'11" x 12'7"

**BEDROOM 2**  
9'1" x 9'9"

**BEDROOM 3**  
6'3" x 6'7"

**BATHROOM**  
7'7" x 7'4"



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 YOU  
SALES - LETTINGS -



**HUNT**  
HERE TO GET YOU  
SALES - LETTINGS -



**HUNT**  
HERE TO GET YOU  
SALES - LETTINGS -



**HUNT**  
HERE TO GET YOU  
SALES - LETTINGS -

