



Lunedale Avenue, Seaburn Dene, SR6

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Lunedale Avenue, Seaburn Dene, SR6

Offers In The Region Of £225,000

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS * 3 BEDROOM * FREEHOLD * COUNCIL TAX BAND B * EPC RATING D *

For sale, this three-bedroom semi-detached house in the sought after area of Seaburn Dene, Sunderland, offers practical family living in a good condition, close to the seafront and local amenities.

Inside, a welcoming living/dining room enjoys garden views, dual-aspect windows and a media wall, creating a sociable space for relaxing or entertaining. There is access directly out to the garden, along with a vertical radiator and wood doors with glass panels to the living room and kitchen, helping to spread natural light through the ground floor.

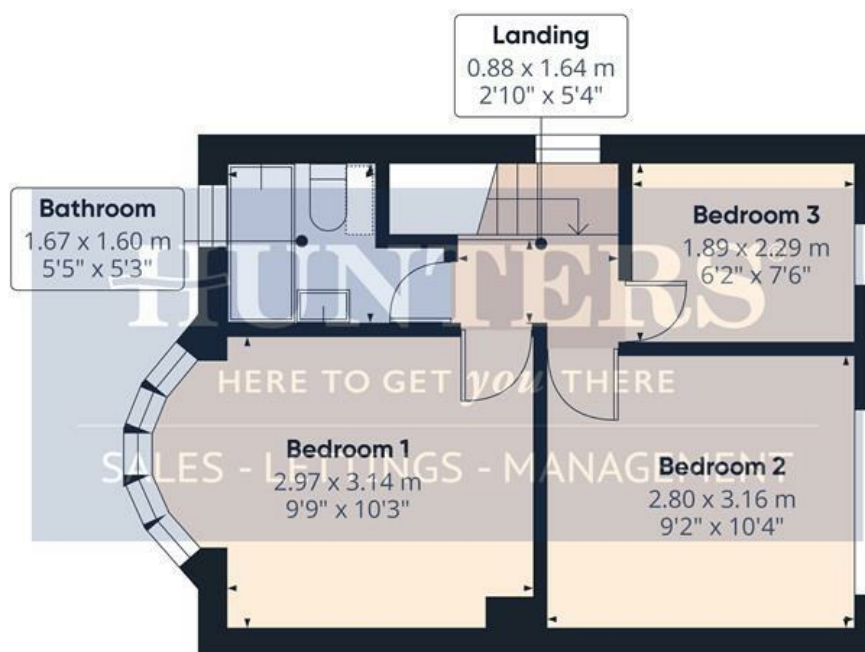
The open-plan modern kitchen provides plenty of storage space, a built-in wine cooler, a modern vertical radiator and direct access to the garden, making it convenient for family life and summer dining.

Upstairs, the master bedroom also includes modern vertical radiators, and there is a further double bedroom, offering flexible options for families or guests. The bathroom features a bath, heated towel rail and is partially tiled for ease of maintenance.

Outside, the property benefits from parking and a single garage, a real advantage in this popular residential area.



Floor 0



Floor 1

Approximate total area⁽¹⁾

74.1 m²

798 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



Entry
5'7" x 1'10"

Hallway
3'4" x 2'10"

Living Room
12'5" x 13'1"

Living Room
8'2" x 7'8"

Kitchen
14'8" x 12'0"

Garage
7'2" x 9'5"

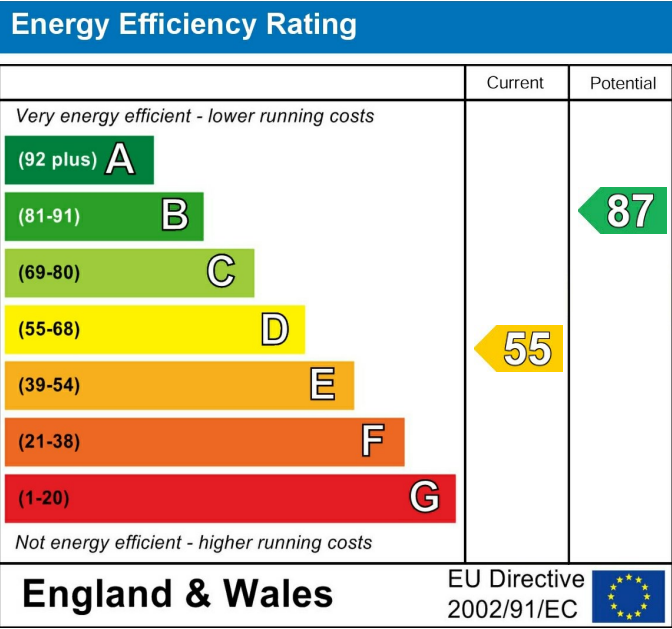
Landing
2'10" x 5'4"

Bedroom 1
9'8" x 10'3"

Bedroom 2
9'2" x 10'4"

Bedroom 3
6'2" x 7'6"

Bathroom
5'5" x 5'2"



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.

