



Dunmore Avenue, Seaburn, SR6

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Dunmore Avenue, Seaburn, SR6

Offers In The Region Of £199,950

* 3 BEDROOM * SEMI DETACHED * SEA VIEWS * DRIVEWAY * FRONT AND REAR GARDENS * COUNCIL TAX BAND C *

This three-bedroom semi-detached house is for sale in a sought-after area of Sunderland, close to the seafront and a range of local amenities. Offered with no onward chain, the property provides an excellent opportunity for buyers to personalise and modernise to their own tastes.

The ground floor features two reception rooms. The main living room benefits from a fireplace and dual-aspect windows, creating a bright and welcoming space, while the separate dining room offers useful under-stairs storage and leads through to the kitchen. The kitchen enjoys pleasant views over the rear garden and provides direct access outside, making it ideal for everyday family living.

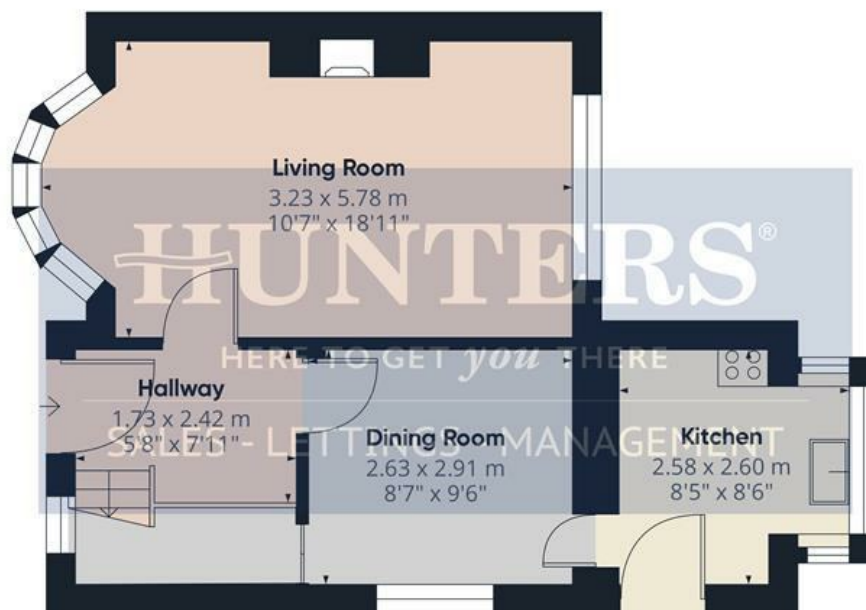
To the first floor, the master bedroom benefits from built-in wardrobes and large windows, creating a bright and comfortable space. There is a further single bedroom to the front of the property, while the third bedroom is situated to the rear and enjoys attractive sea views. One of the bedrooms also benefits from built-in wardrobes. Completing the accommodation is a fully tiled bathroom fitted with a bath and electric shower, along with a separate WC.

Externally, the property enjoys both front and rear gardens, providing outdoor space for relaxation, gardening or family activities. Off-street parking adds further convenience.

The property is ideally positioned for access to local schools, shops and everyday amenities, while nearby parks and green spaces offer opportunities for outdoor recreation. The seafront is within easy reach, providing scenic coastal walks and beach access. Combining a desirable coastal location with well-proportioned accommodation, no onward chain, and scope for further improvement, this home is likely to appeal to families, first-time buyers and those looking to settle in a popular residential area.

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Floor 0



Floor 1



Approximate total area⁽¹⁾

65.5 m²
 705 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.

Hallway

5'8" x 7'11"

Living Room

10'7" x 18'11"

Dining Room

8'7" x 9'6"

Kitchen

8'5" x 8'6"

Landing

8'10" x 3'7"

Bedroom 1

8'10" x 11'11"

Bedroom 2

8'3" x 6'11"

Bedroom 3

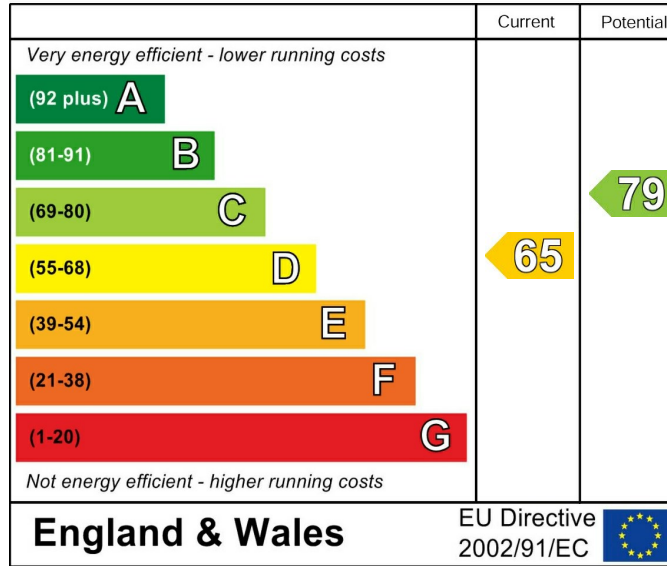
5'1" x 9'3"

WC

2'9" x 4'4"

Bathroom

5'10" x 5'0"

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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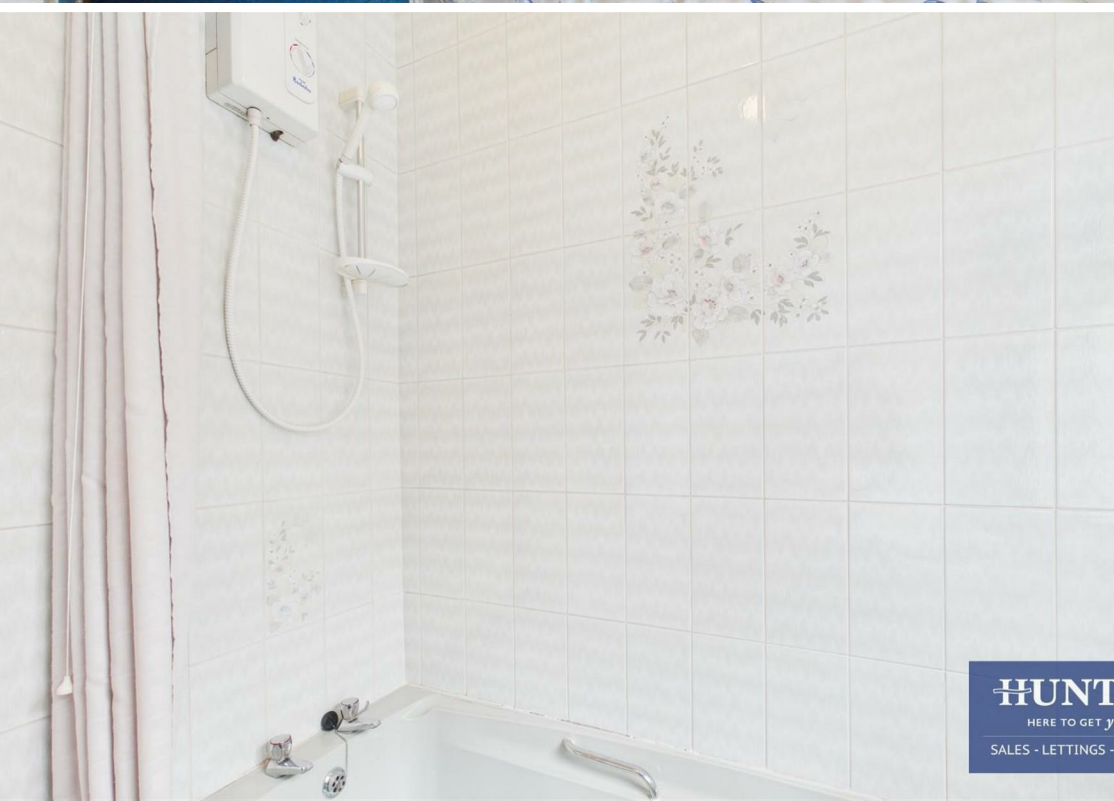
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