



Torver Crescent, Seaburn Dene, Sunderland, SR6 8LH

Asking Price £190,000



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DESCRIPTION

* 3 BEDROOM * SEMI-DETACHED * DRIVEWAY * SOUGHT AFTER LOCATION * COUNCIL TAX BAND B * EPC RATING D *

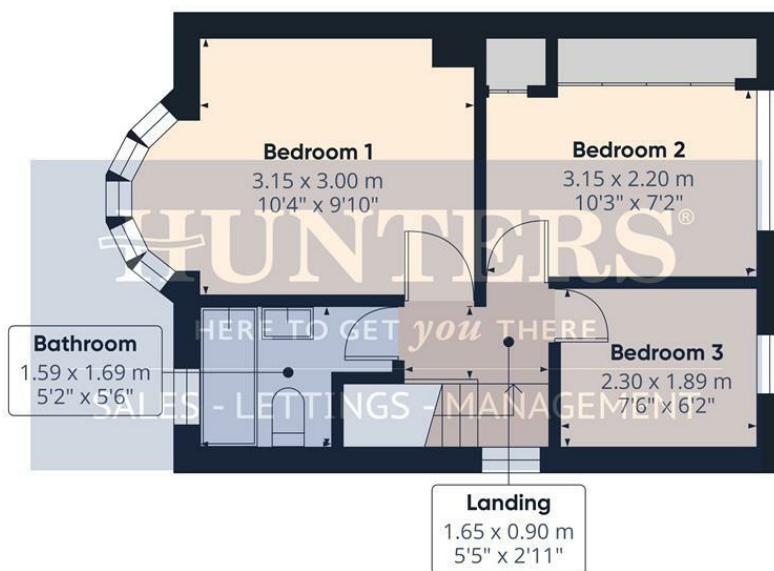
Presenting this 3 bedroom semi-detached house, offered for sale in a sought after location that benefits from excellent public transport links, proximity to reputable nearby schools, and a variety of local amenities. The property is positioned conveniently close to green spaces, nearby parks, as well as scenic walking and cycling routes, making it a suitable choice for those who value both accessibility and outdoor pursuits.

The house comprises three bedrooms, providing versatile accommodation. The master bedroom is a well-proportioned double, and there is an additional double bedroom and a single bedroom, making this home ideal for families, first time buyers, or investors. The property also includes one inviting reception/dining room, designed in an open-plan style with large windows allowing for ample natural light, and a fireplace creating a welcoming focal point. The kitchen is arranged for convenience and features a cupboard for storage. The property further benefits from off-street parking, adding to its practicality and appeal.

Council tax for this property is band B, offering manageable ongoing costs. The combination of an open-plan reception space, generous bedroom sizes, and connections to a vibrant local area makes this house a practical investment or a comfortable home. The accessibility to transport and recreational opportunities also marks this property as a desirable purchase. Viewings are highly recommended to appreciate the space, layout, and potential provided by this home.







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(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.

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		59	8
<i>Not energy efficient - higher running costs</i>		EU Directive 2002/91/EC	

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.

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