



Dalegarth Grove, Seaburn Dene, SR6

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Dalegarth Grove, Seaburn Dene, SR6

£275,000

* 3 BEDROOM * LEASEHOLD * SEMI DETACHED * COUNCIL TAX BAND C * EPC RATING C * SEABURN DENE * SR6 *

This attractive three-bedroom semi-detached home is for sale in a highly sought-after residential area of Sunderland, offering well-presented accommodation ideal for families and a wide range of buyers.

Internally, the property features two inviting reception rooms. The dining room, accessed directly from the kitchen, benefits from a charming fireplace and provides a welcoming setting for family meals and entertaining. The main living room is generously proportioned, filled with natural light from double-aspect windows, and features a fireplace along with pleasant views over the garden and direct access outside.

The modern kitchen is both spacious and practical, enjoying excellent natural light, a dedicated breakfast area, and attractive garden views. A door leads directly out to the garden, making it ideal for everyday living and hosting, while also providing access through to the dining room.

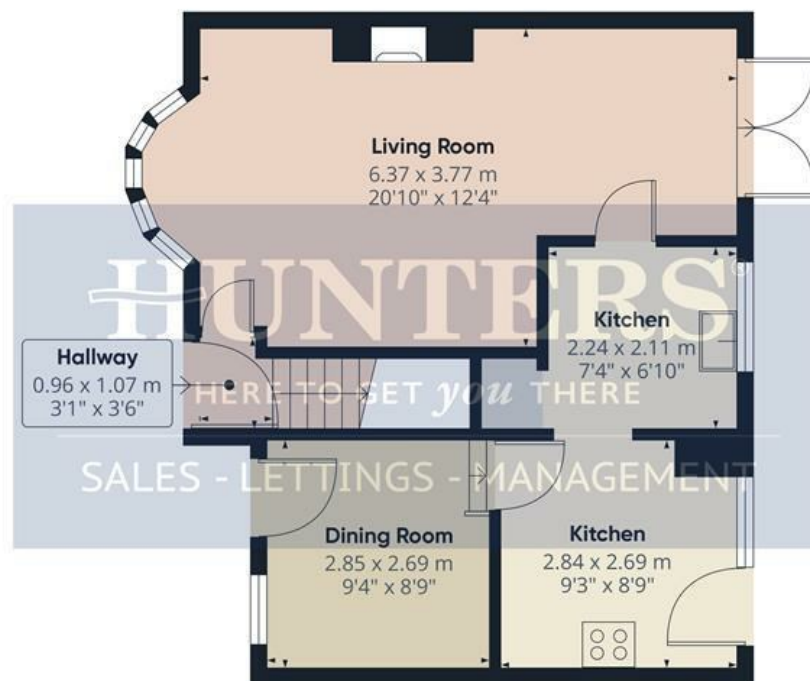
Upstairs, the well-proportioned principal bedroom includes built-in wardrobes, a useful storage cupboard, and large windows that enhance the sense of space. Two further double bedrooms provide flexible accommodation for family, guests, or home working. The fully tiled bathroom is stylishly appointed with a freestanding bath and a generous walk-in shower featuring a rain shower fitting.

Externally, the property offers a private garden and off-street parking, adding to its practicality and appeal.

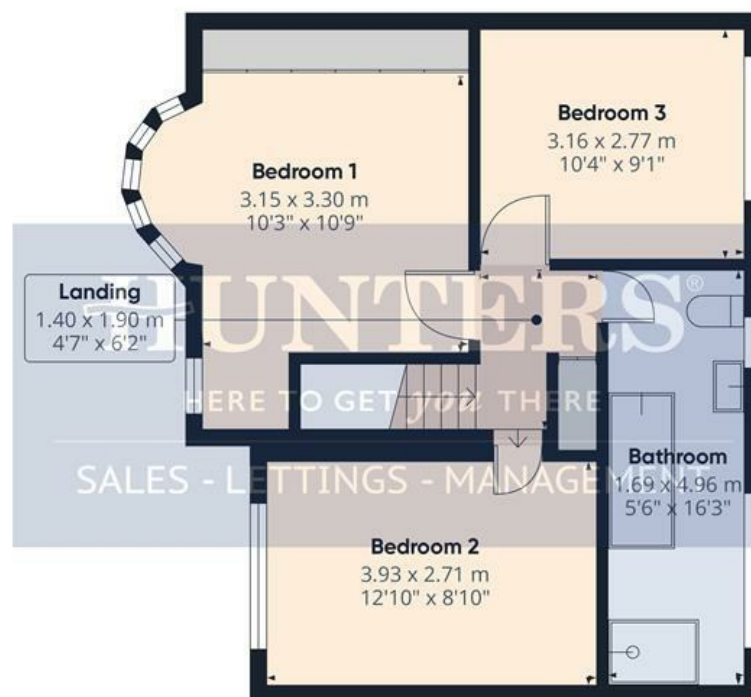
The location is particularly convenient, with easy access to local schools, shops, and everyday amenities. Nearby coastal areas such as Seaburn and Roker provide beautiful beaches, scenic seafront walks, cafés, and restaurants.

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Floor 0



Floor 1



Approximate total area⁽¹⁾

90.7 m²

978 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

3'1" x 3'6"

Living Room

20'10" x 12'4"

Kitchen

7'4" x 6'11"

Kitchen

9'3" x 8'9"

Dining Room

9'4" x 8'9"

Landing

4'7" x 6'2"

Bedroom 1

10'4" x 10'9"

Bedroom 2

12'10" x 8'10"


Bedroom 3

10'4" x 9'1"

Bathroom

5'6" x 16'3"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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. 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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