



**Ocean Park Road, Seaburn, Sunderland, Tyne & Wear, SR6 8BP**



**Offers In The Region Of £469,950**

# Ocean Park Road, Seaburn, Sunderland, Tyne & Wear, SR6 8BP

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* SUPERB DETACHED HOME \* FOUR BEDROOMS \* OPEN ASPECT REAR VIEWS \* GARAGE \* DRIVEWAY \* GARDENS \* PRIME LOCATION \* COUNCIL TAX BAND - E \* EPC RATING - B \*

Nestled in the sought-after Avant Homes development of Lowry Park, this stunning 4-bedroom detached house on Ocean Park Road is a gem waiting to be discovered. Located in the picturesque coastal area of Seaburn, Sunderland, this property offers not just a home, but a lifestyle.

Boasting a spacious reception room, modern kitchen/diner and a convenient WC/Utility space to the ground floor. Whilst the first floor provides four well appointed bedrooms (master with en-suite) and a family bathroom.

Externally this charming property offers a front lawned garden and double driveway with access to the garage. To the rear, a patio area and lawn offer a lovely outdoor space to enjoy.

Situated just a stone's throw away from Seaburn beach, residents can enjoy leisurely strolls along the coast and take in the beauty of the sea. With excellent transport links to Sunderland City Centre, the A19, and A1, commuting to nearby cities such as Newcastle and Durham is a breeze, making this location ideal for those who seek both tranquillity and convenience.

Don't miss out on the opportunity to make this house your home.

Viewing comes unreservedly recommended!









Ground Floor



Floor 1

### Viewings

Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**HUNTERS**  
HERE TO GET *you* THERE

Approximate total area<sup>(1)</sup>  
1159.6 ft<sup>2</sup>  
107.73 m<sup>2</sup>

(1) Excluding balconies and terraces

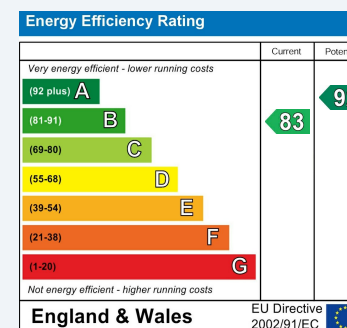
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**THINKING OF SELLING?** 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.