



Alston Crescent, Seaburn Dene, SR6

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Alston Crescent, Seaburn Dene, SR6

£205,000

* 2 BEDROOM * SEMI DETACHED * LEASEHOLD * DRIVEWAY * GARDEN * COUNCIL TAX BAND B * EPC RATING D *

Situated in a sought-after residential area of Sunderland, this well-presented two-bedroom semi-detached home offers comfortable, well-maintained accommodation with convenient access to local amenities and transport links.

The ground floor features a bright and welcoming living room with large windows, creating an ideal space for everyday relaxation. To the rear, the open-plan kitchen/dining room overlooks the garden and provides a practical setting for cooking and dining, with the added benefit of a sunroom that enhances the sense of space and natural light. A separate utility area helps keep household tasks organised, while a modern ground floor bathroom with a walk-in shower adds further convenience.

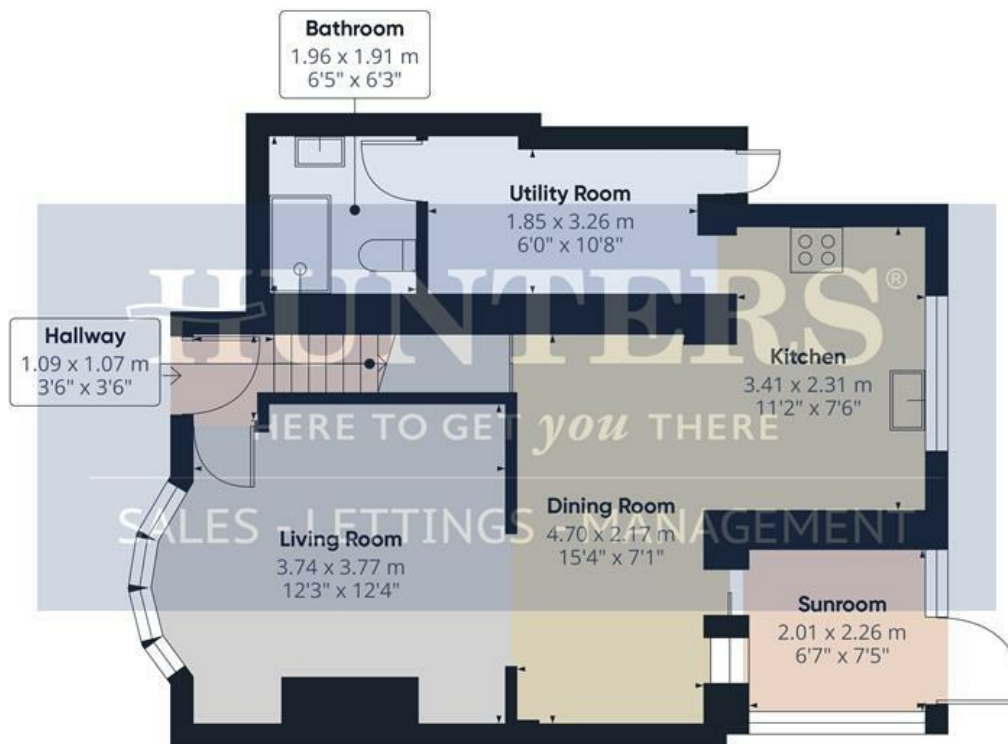
Upstairs, the property offers two generously sized double bedrooms, including a spacious main bedroom with large windows. The main bathroom on this floor is fully tiled and includes built-in storage along with a contemporary vertical radiator. Having a bathroom on both floors is a particularly useful feature for a range of buyers.

Externally, the home benefits from a rear garden, ideal for relaxing or entertaining, along with a front driveway providing off-street parking.

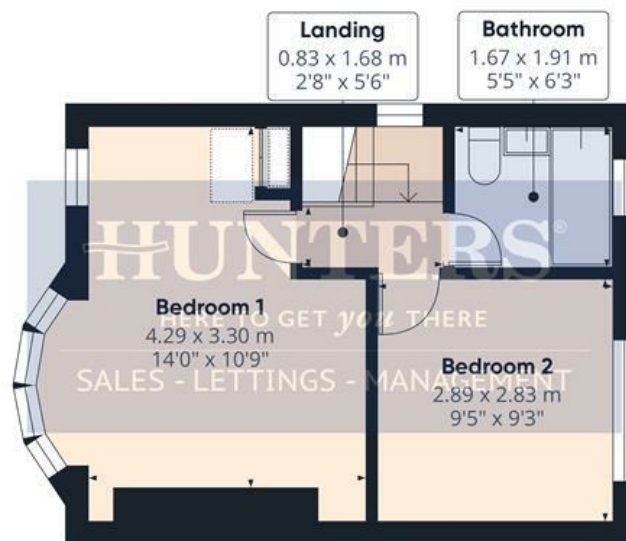
The property is within walking distance of a nearby Metro station, offering direct connections across Tyne & Wear, including Newcastle and South Shields. Sunderland city centre can typically be reached in around 10–15 minutes, making commuting and access to amenities straightforward. The area is also well served by local schools and parks, with the coast and seafront just a short walk away.

This attractive home presents a great opportunity for buyers seeking a well-located property with practical living space in Sunderland.

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Floor 0



Floor 1



Approximate total area⁽¹⁾

77 m²

829 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

3'6" x 3'6"

Living Room

12'3" x 12'4"

Dining Room

15'5" x 7'1"

Kitchen

11'2" x 7'6"

Utility Room

6'0" x 10'8"

Bathroom

6'5" x 6'3"

Sunroom

6'7" x 7'4"

Landing

2'8" x 5'6"

Bedroom 1

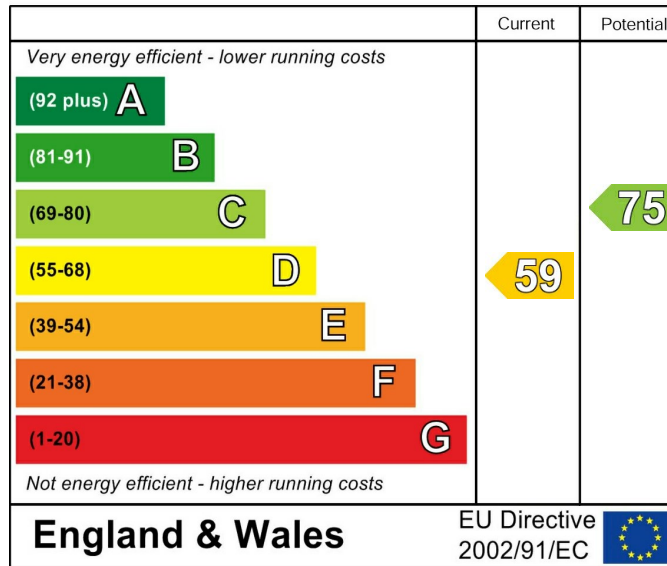
14'0" x 10'9"

Bedroom 2

9'5" x 9'3"

Bathroom

5'5" x 6'3"

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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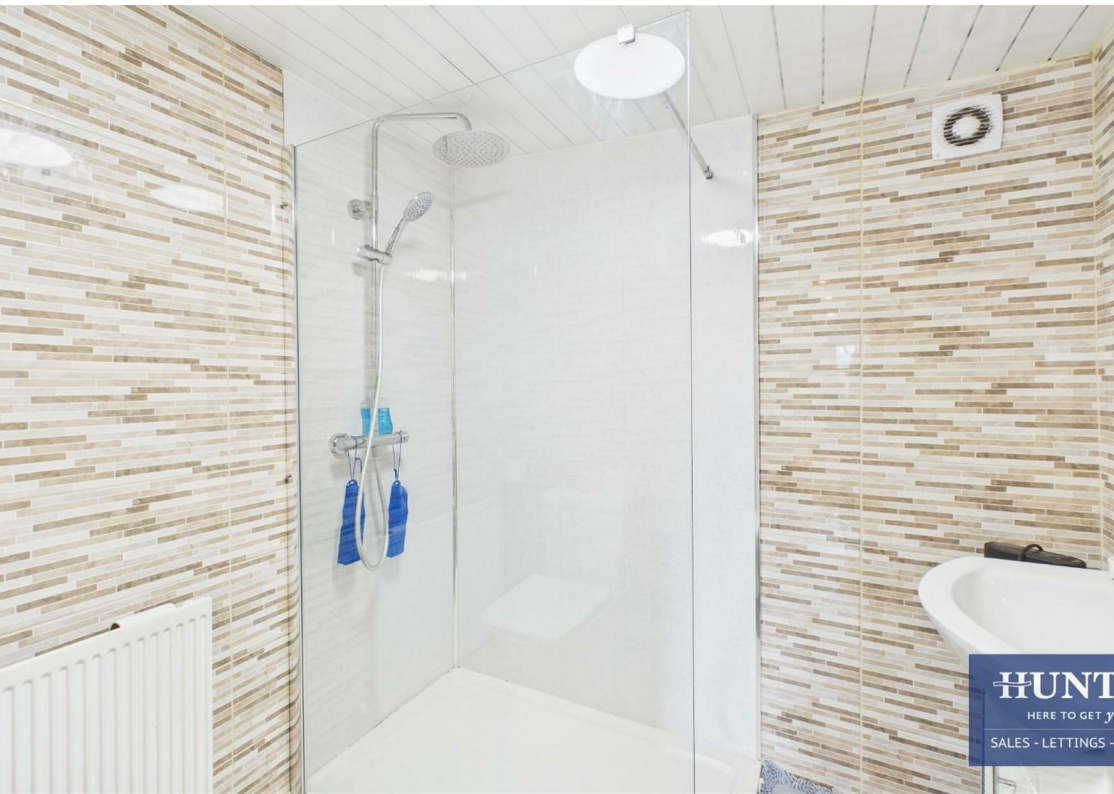
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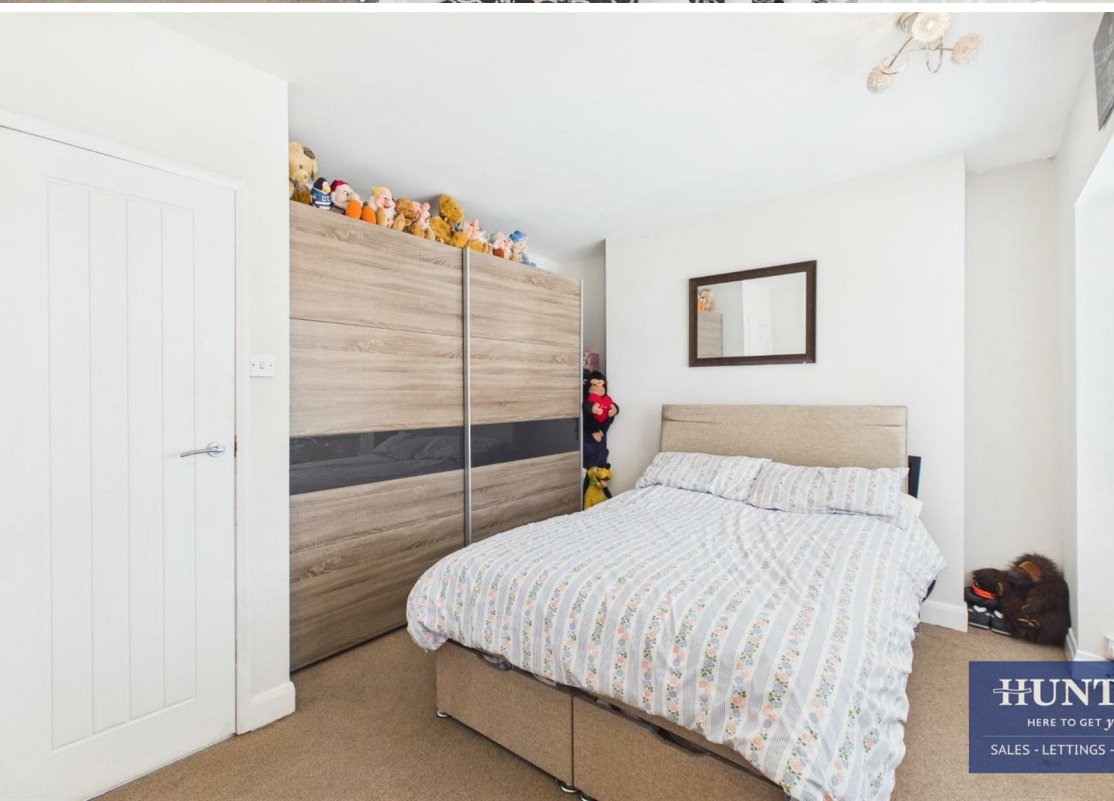




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