



Kentmere Avenue, Seaburn Dene, SR6

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Kentmere Avenue, Seaburn Dene, SR6

Asking Price £250,000

* 3 BEDROOM * SEMI DETACHED * FREEHOLD * DRIVEWAY * GARDEN * COUNCIL TAX BAND C * EPC RATING D *

This attractive three-bedroom semi-detached home is situated in the popular area of Kentmere Avenue, Seaburn Dene, offering well-proportioned accommodation that is ideally suited to modern family living.

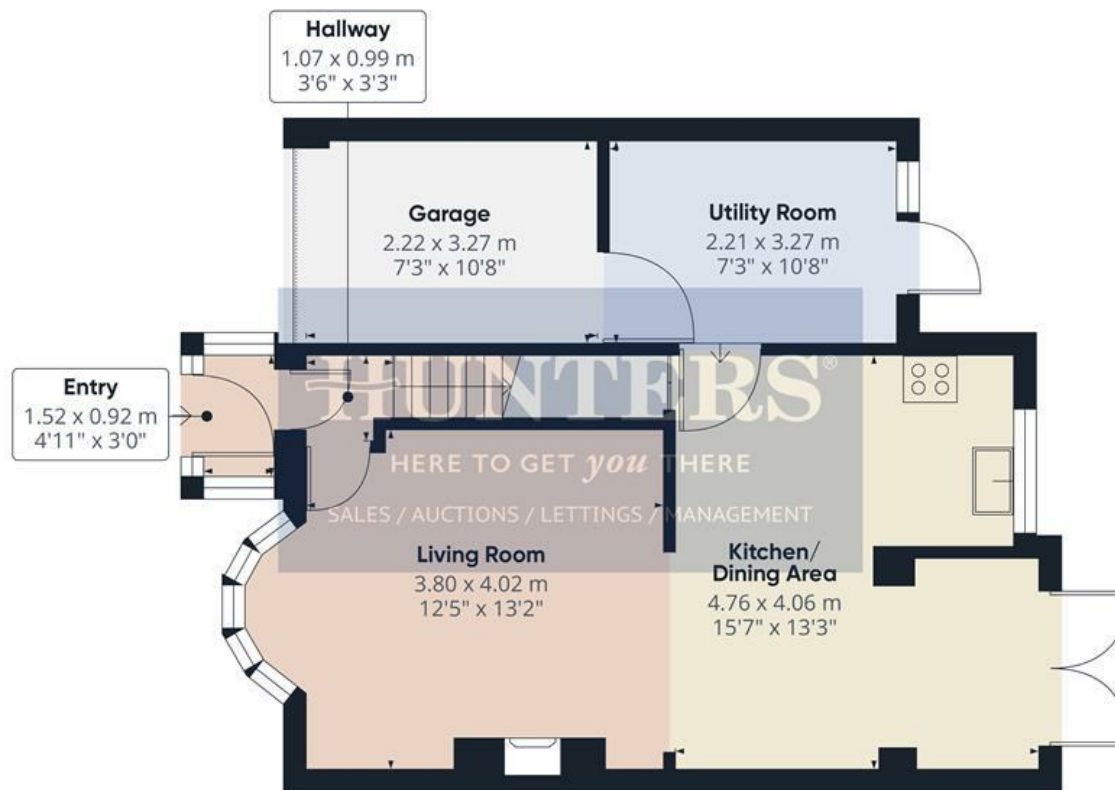
A welcoming reception room sits to the front of the property, featuring wood flooring, a large windows and a wood-burning stove that creates a warm and inviting focal point. To the rear, the heart of the home is the spacious open-plan kitchen and dining room. With dual-aspect windows, wood flooring and direct access to the rear garden, this bright and versatile space is perfect for both everyday family life and entertaining. A separate utility room provides additional storage and practicality.

The first floor comprises a master bedroom with built-in wardrobes, two further single bedrooms and a fully tiled family bathroom fitted with a modern suite, bath and heated towel rail.

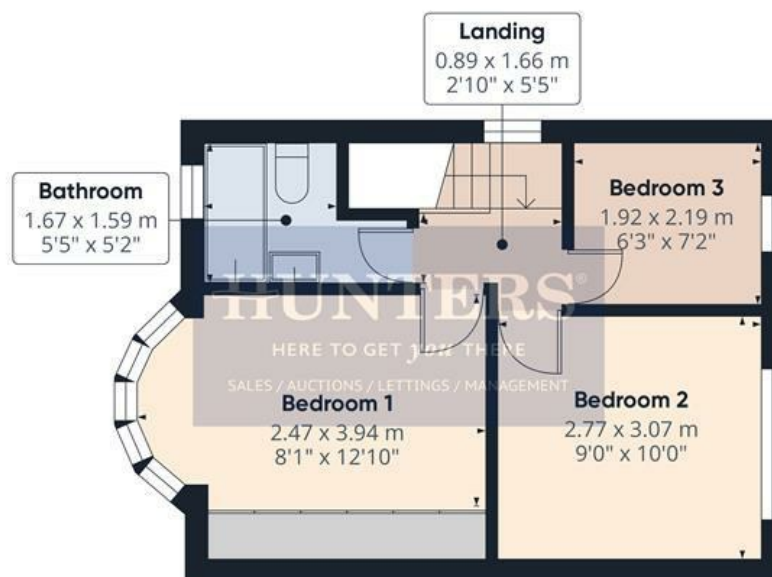
Modern internal wood doors feature throughout, complementing the property's well-presented interior. Outside, a block-paved driveway provides off-street parking and leads to a single garage, ideal for storage. The generous rear garden has been designed to offer a variety of outdoor spaces, with lawn, gravel and decking areas providing plenty of room for children to play, outdoor dining or simply relaxing.

Kentmere Avenue is a well-regarded residential location, conveniently placed for local schools, shops, parks and everyday amenities, making this an excellent opportunity for families looking to settle in a popular part of Sunderland.

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Floor 0



Floor 1



Approximate total area⁽¹⁾

82.9 m²

891 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

Entry
4'11" x 3'0"

Hallway
3'6" x 3'2"

Living Room
12'5" x 13'2"

Kitchen/Dining Area
15'7" x 13'3"

Utility Room
7'3" x 10'8"

Landing
2'11" x 5'5"

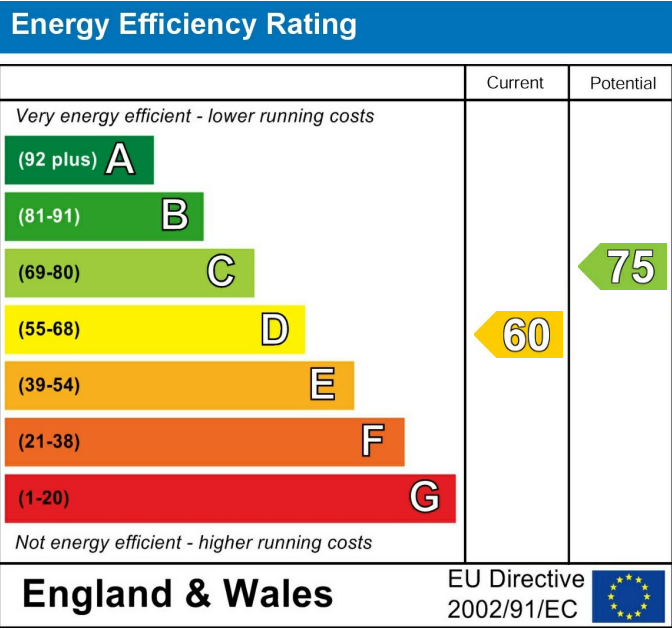
Bedroom 1
8'1" x 12'11"

Bedroom 2
9'1" x 10'0"

Bedroom 3
6'3" x 7'2"

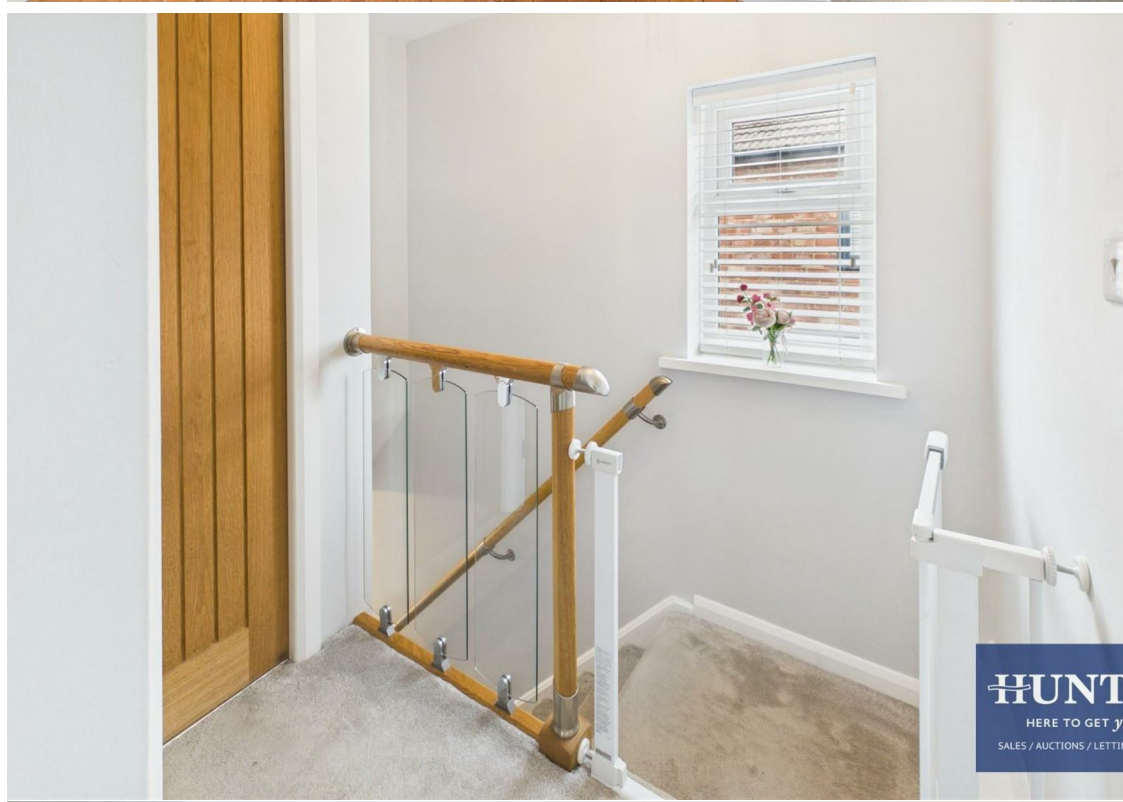
Bathroom
5'5" x 5'2"

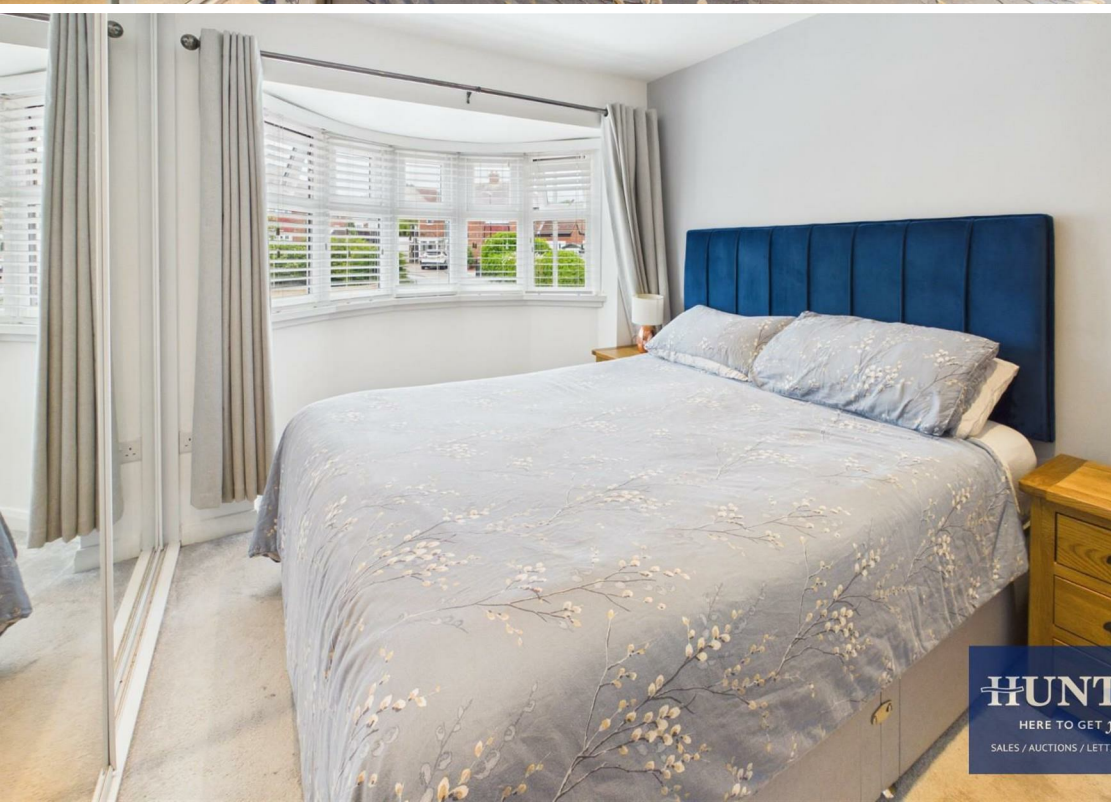
Garage
7'3" x 10'8"

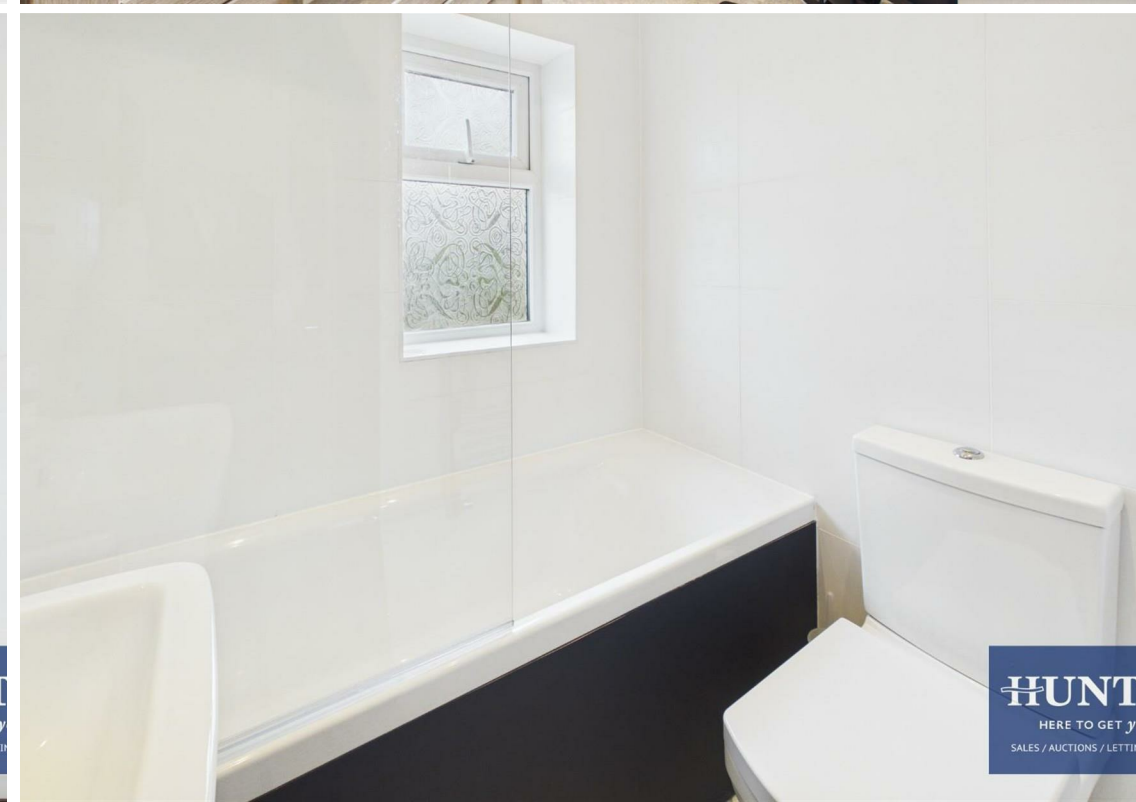


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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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