

Kentmere Avenue, Seaburn Dene, Sunderland, SR6

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Kentmere Avenue, Seaburn Dene, Sunderland, SR6

Offers In The Region Of £240,000

* 3 BEDROOM * FREEHOLD * NO ONWARD CHAIN * DRIVEWAY * SUNROOM * GARDEN * UTILITY ROOM *

For sale, a well-presented three-bedroom semi-detached house on Kentmere Avenue, Seaburn Dene, ideally positioned for local amenities, well-regarded schools and the nearby coast. Offered with no onward chain.

To the front, a block-paved driveway provides off-street parking and leads to the entrance porch. The spacious bay-fronted living/dining room features an electric fire and offers ample space for both relaxing and dining. To the rear, a bright sunroom with glazed elevations and doors opening onto the garden provides a further reception area.

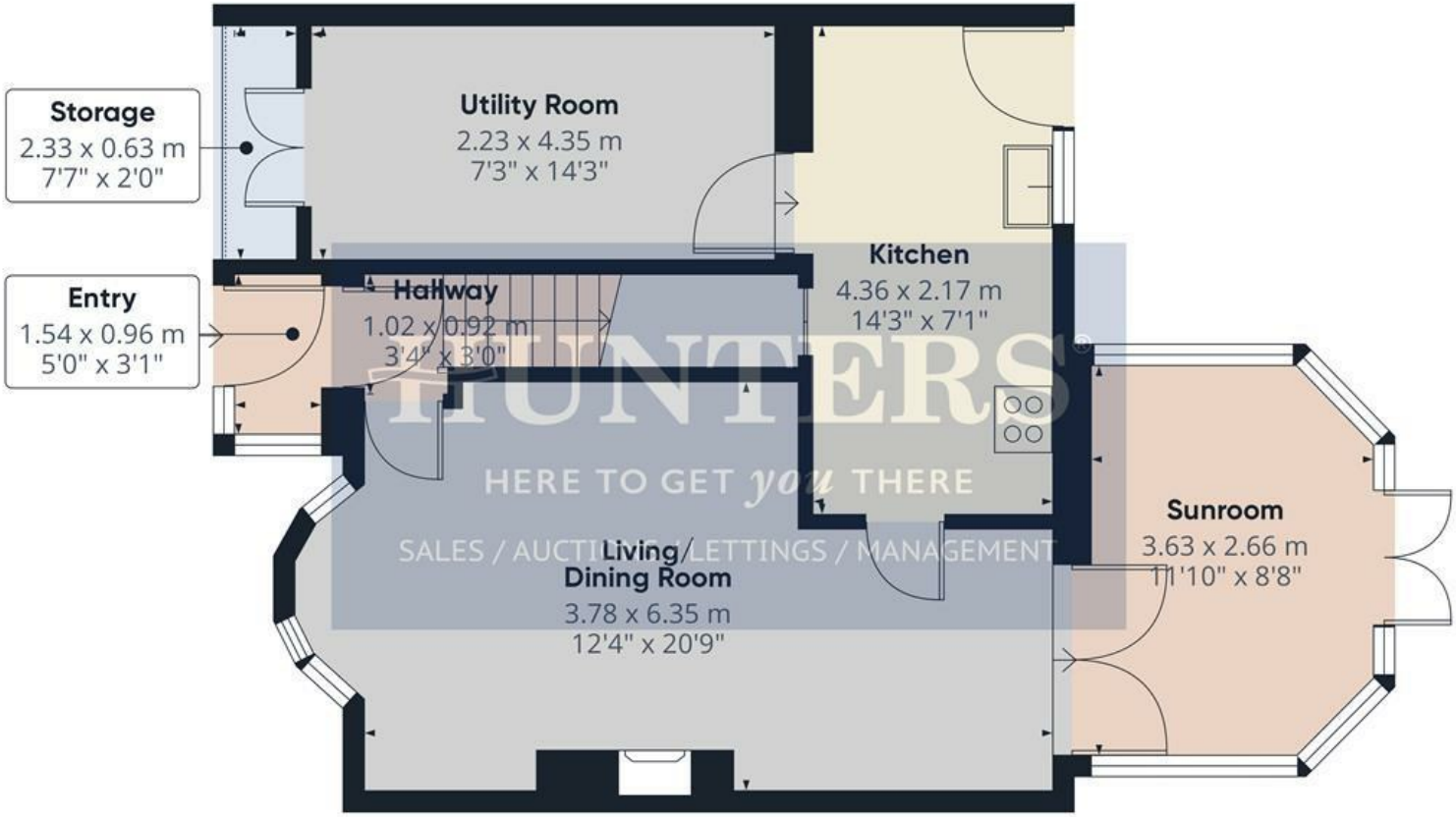
The well-sized kitchen offers ample storage, including a pantry cupboard, along with access to the rear garden. The original garage has been converted into a useful utility room, providing additional space for appliances and storage.

Upstairs, there are three bedrooms, comprising two doubles and a single. The main bedroom benefits from modern fitted wardrobes, while the second double features built-in storage. The modern bathroom is fitted with a bath and overhead shower, together with a heated towel rail.

Externally, the rear garden is a good size, featuring a paved seating area and artificial lawn, enclosed by fencing to provide privacy and easy maintenance.

Kentmere Avenue is conveniently located for nearby shops and local schools, as well as Roker and Seaburn seafronts, with their beaches, promenades and the cafés and bars along Sea Road. Seaburn Metro station is also within reach, providing connections towards Sunderland, Newcastle and South Tyneside.

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Floor 0



Floor 1



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Approximate total area(1)

83.8 m²

900 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
5'0" x 2'0"

Hallway
3'4" x 3'0"

Living/Dining Room
12'4" x 20'9"

Kitchen
14'3" x 7'1"

Sunroom
11'10" x 8'8"

Utility Room
7'3" x 14'3"

Storage
7'7" x 2'0"

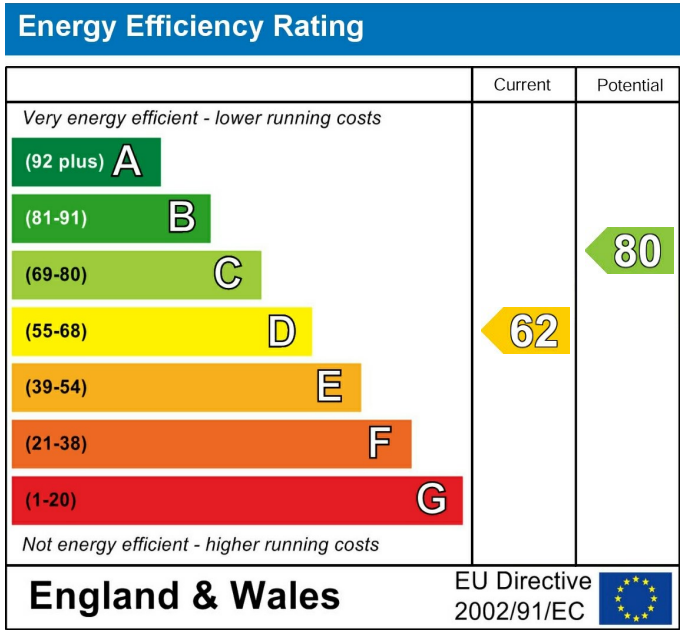
Landing
2'11" x 5'4"

Bedroom 1
9'9" x 10'6"

Bedroom 2
9'1" x 10'2"

Bedroom 3
6'2" x 7'4"

Bathroom
5'5" x 7'7"



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.































