



**Alston Crescent, Seaburn Dene, Sunderland, Tyne & Wear, SR6**

**Asking Price £217,000**





# Alston Crescent, Seaburn Dene, Sunderland, Tyne & Wear, SR6 8NF

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* NO ONWARD CHAIN \*  
THREE BEDROOM SEMI \* GARDEN \* DRIVEWAY \* NO ONWARD CHAIN  
\* COUNCIL TAX BAND - B \* EPC RATING - TBC \*

Offered with no onward chain and nestled in the desirable Seaburn Dene area of Sunderland, this semi-detached house on Alston Crescent presents an excellent opportunity for those seeking a spacious family home.

Boasting three well-proportioned bedrooms and a generous reception room, this property offers ample living space for both relaxation and entertaining.

Upon entering, you are welcomed by a practical porch that leads into the heart of the home. The extended kitchen area is particularly noteworthy, providing a versatile space that can be tailored to suit your culinary needs. The property also features a convenient carport and a driveway, ensuring that parking is never a concern.

The west-facing garden is a delightful addition, offering a private outdoor space that is not overlooked, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. The property is well presented, whilst still offering a blank canvas for those looking to put their personal touch on their new home.

With its spacious accommodation and potential for further development, this three-bedroom semi-detached house is an ideal choice for a wide range of buyers in a sought-after location.

Offered with no onward chain !

Don't miss the chance to explore the possibilities this property has to offer.





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Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>  
762.21 ft<sup>2</sup>  
70.81 m<sup>2</sup>

(1) Excluding balconies and terraces

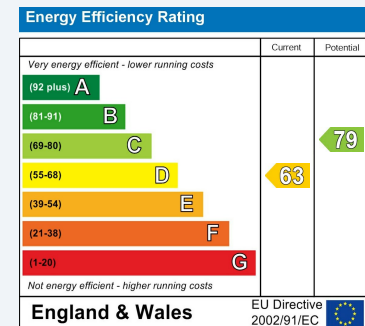
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

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### 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.