



Gatesgarth Grove, Seaburn Dene, Sunderland, Tyne & Wear, SR6



Offers In The Region Of £229,950

Gatesgarth Grove, Seaburn Dene, Sunderland, Tyne & Wear, SR6 8LL

DESCRIPTION

* FANTASTIC FAMILY HOME * REALISTICALLY PRICED * PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * THREE BEDROOM SEMI * CUL DE SAC * DRIVEWAY & GARDEN * NO ONWARD CHAIN * COUNCIL TAX BAND - B * EPC RATING - C *

Welcome to this delightful semi-detached house located in the tranquil cul-de-sac of Gatesgarth Grove, Sunderland, within the highly desirable Seaburn Dene area. This charming property is an ideal choice for a wide range of buyers.

As you enter, you are greeted by a welcoming hallway that leads to a spacious lounge and dining area, perfect for both relaxation and entertaining. The well-equipped kitchen is designed for practicality, complemented by a handy utility room and a convenient ground floor W.C., ensuring that everyday living is both easy and enjoyable. A converted garage room offers a versatile space currently used as an office.

Upstairs, you will discover three generously sized bedrooms, providing ample space for family members or guests. The family bathroom is well-appointed, catering to all your needs.

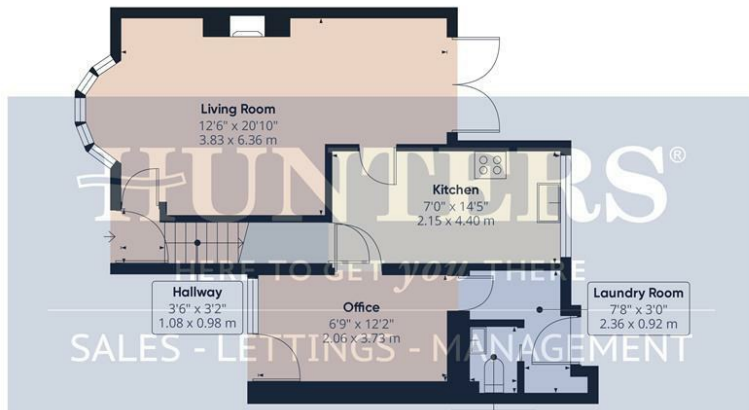
Outside, the property boasts a private driveway with parking for two vehicles, a significant advantage in this sought-after location. The low-maintenance rear garden offers a peaceful retreat, ideal for unwinding or hosting gatherings, while a shed provides additional storage solutions.

This home is ideally situated near excellent schools, Seaburn Metro Station, and a variety of shops and restaurants, making it a perfect blend of comfort and convenience. With no chain involved and vacant possession, this property is ready for you to move in and make it your own.

Don't miss the opportunity to secure this lovely home in a fantastic location!







Ground Floor



Floor 1

HUNTERS
HERE TO GET *you* THERE

Approximate total area⁽¹⁾
822.05 ft²
76.37 m²

(1) Excluding balconies and terraces

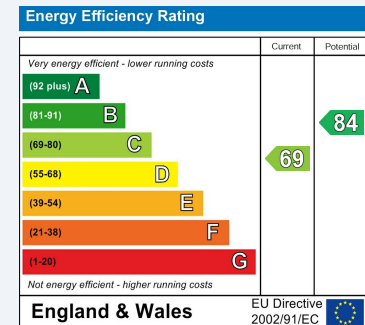
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

Viewings

Please contact 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.