



Staveley Road, Sunderland

- PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN
- SEABURN DENE SR6
- OPEN PLAN LAYOUT
- OFF ROAD PARKING
- COUNCIL TAX BAND - B

- THREE BEDROOM SEMI DETACHED
- LOVELY FAMILY HOME
- SOUTH FACING LANDSCAPED GARDEN
- SOUGHT AFTER LOCATION
- EPC - D

Offers In The Region Of £215,000



Tenure: Freehold

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Staveley Road, Sunderland

DESCRIPTION

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN * THREE BEDROOM SEMI DETACHED * SEABURN DENE SR6 * LOVELY FAMILY HOME * IMMACULATE THROUGHOUT * OPEN PLAN LAYOUT * SOUTH FACING LANDSCAPED GARDEN * COUNCIL TAX BAND - B * EPC - D *

Located in the sought after residential area of Seaburn Dene, this three bedroom semi detached property is a great example.

With plenty of amenities and transport links on offer, as well as highly regraded schools nearby, it's easy to see why it's such a popular place to live.

The property itself has been upgraded throughout by the current owners to provide modern and stylish accommodation that is certain to impress.

The ground floor is open plan with living, dining and kitchen area all flowing nicely into each other. There are double doors opening onto the impressive landscaped garden.

The first floor offers three bedrooms and shower room.

To the front there is off road parking and a garden laid to lawn.

A lovely family home in a sought after location.



Approx Gross Internal Area
62 sq m / 664 sq ft



Ground Floor
Approx 31 sq m / 338 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Hunters Sunderland Office on 0191 594 7788 if you wish to arrange a viewing appointment for this property or require further information.

11b Sea Road, Fulwell, Sunderland, SR6 9BP

Tel: 0191 594 7788 Email:

sunderland@hunters.com <https://www.hunters.com>



Council Tax: B

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Current	Potential
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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

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