



Deepdene Road, Seaburn Dene, SR6

**HUNTERS**<sup>®</sup>  
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# Deepdene Road, Seaburn Dene, SR6

£229,950

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS \* SEMI DETACHED \* FREEHOLD \* 2 BEDROOM \* COUNCIL TAX BAND B \* EPC RATING D \*

This lovely two-bedroom semi-detached house is for sale in the popular Seaburn Dene area of Sunderland, offering a very well presented home with excellent local amenities close by.

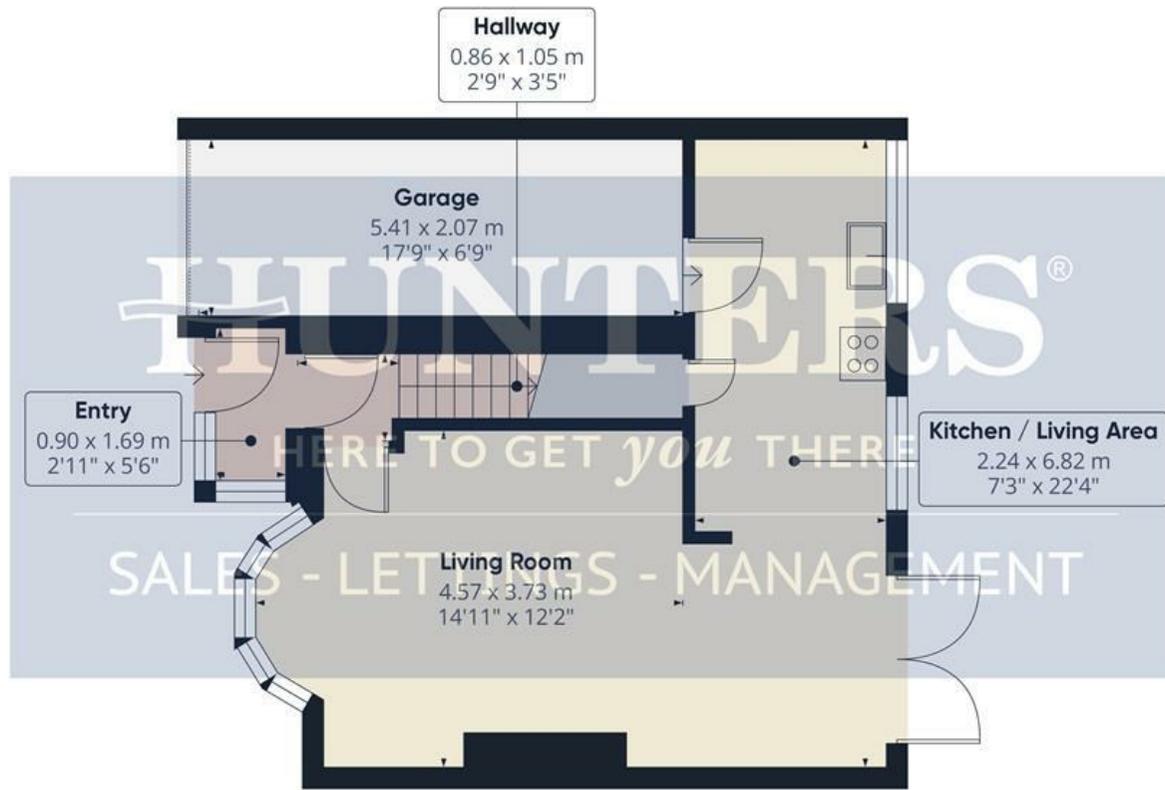
Inside, the welcoming reception room features large windows that draw in plenty of natural light and a fireplace that forms a natural focal point. The modern open-plan kitchen dining room is a real highlight, with large windows, views over the garden and direct access outside, making it ideal for everyday family life. The kitchen itself is modern in style and designed for practical cooking and dining.

Upstairs, the master bedroom includes built-in storage, while the second bedroom is a comfortable double. The fully tiled bathroom includes a modern black shower, giving a contemporary finish.

Outside, the property benefits from a garden, parking and a single garage, adding valuable storage and convenience.

Seaburn Dene is well regarded for its nearby schools, green spaces and local parks, with the coast and seafront attractions within easy reach. Local cafés, shops and everyday amenities can be found around Seaburn and Fulwell, providing a good choice for dining and shopping.

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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

75.1 m<sup>2</sup>

808 ft<sup>2</sup>

(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**

2'11" x 5'6"

**Hallway**

2'9" x 4'11"

**Living Room**

14'11" x 11'0"

**Kitchen/Living Area**

7'4" x 22'4"

**Landing**

4'6" x 6'5"

**Bedroom 1**

10'3" x 12'7"

**Bedroom 2**

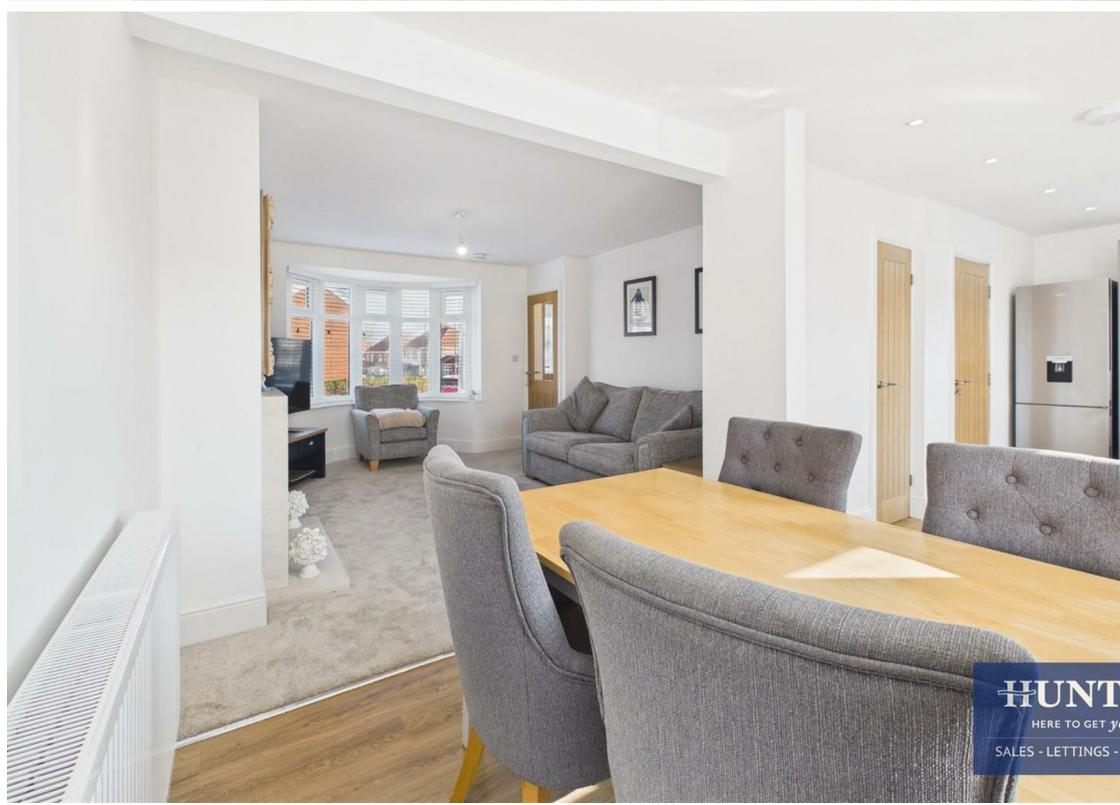
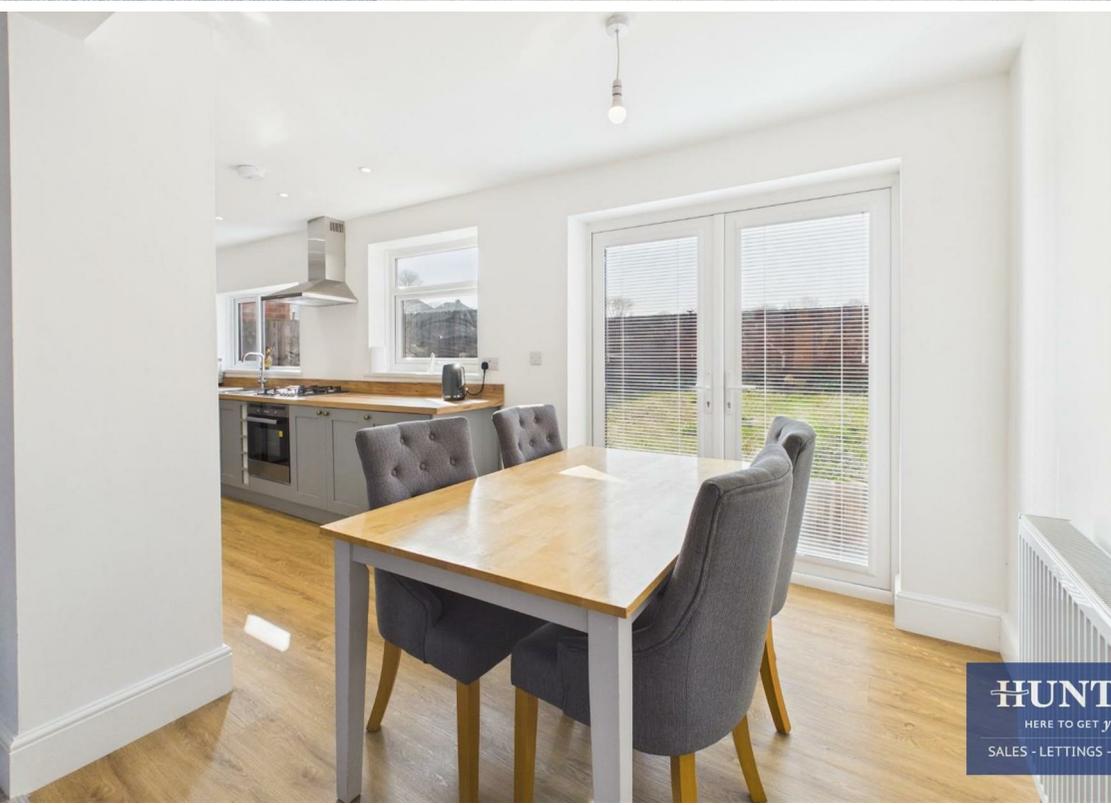
10'2" x 8'9"

**Bathroom**

5'5" x 6'4"

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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. 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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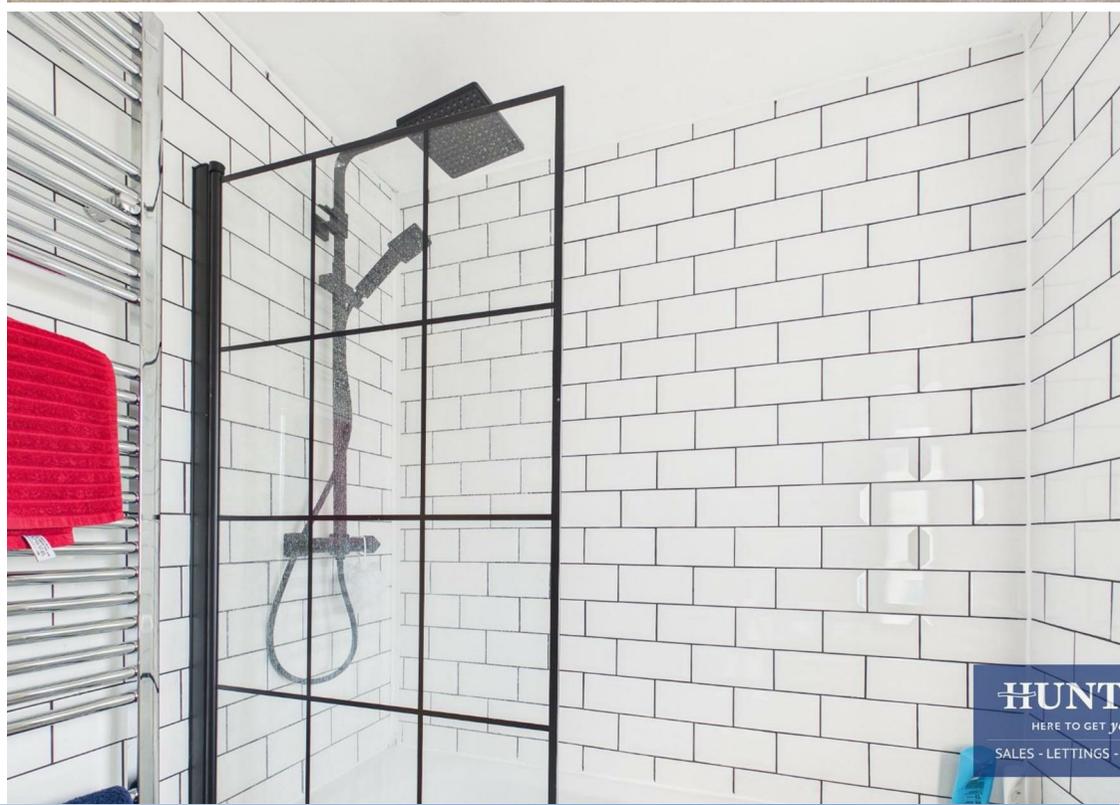
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