
Ocean Park Road, Seaburn, Sunderland, SR6
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Ocean Park Road, Seaburn, Sunderland, SR6

Offers In The Region Of £350,000

* 3 BEDROOM * 2 BATHROOM * FREEHOLD * DOUBLE DRIVEWAY * GARDEN * EPC RATING B *

For sale: a nearly new three-bedroom detached home on Ocean Park Road, Seaburn. Sunderland, offering stylish modern living in a highly sought-after location close to Seaburn and Roker seafront.

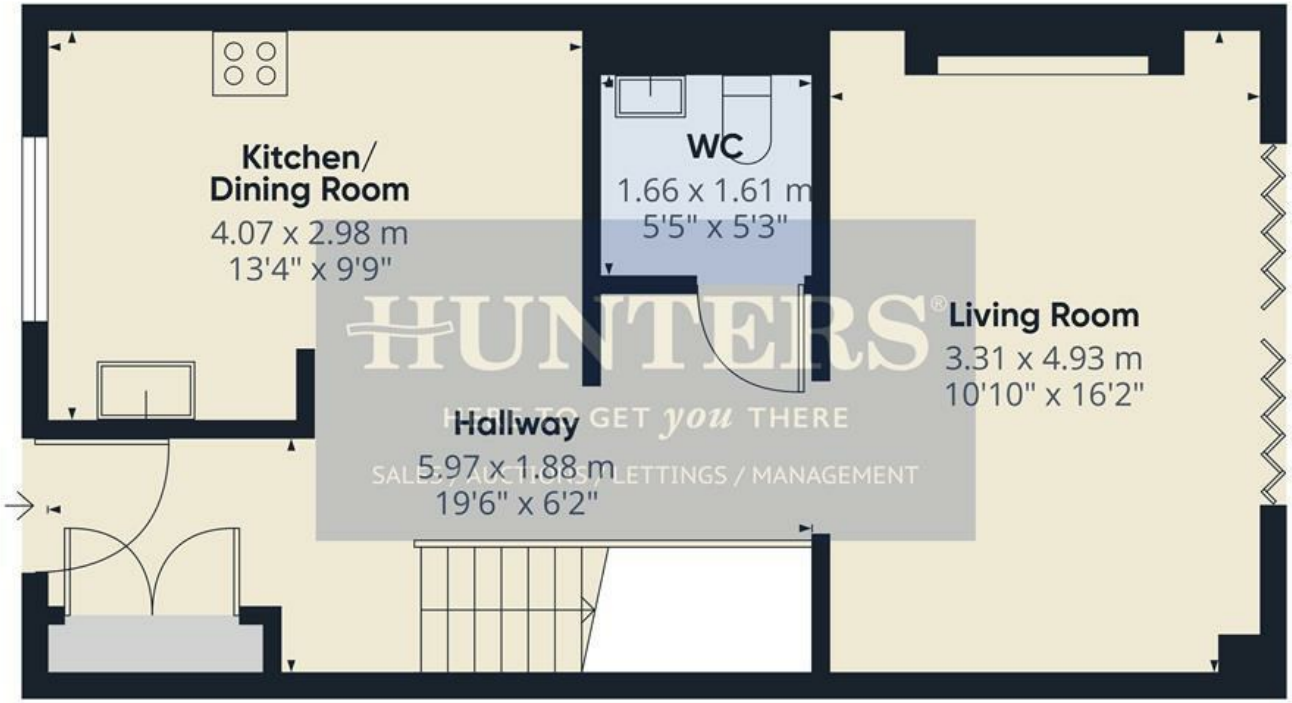
A generous double block-paved driveway provides excellent off-road parking, while the welcoming entrance hallway features useful built-in storage and LVT flooring, which continues throughout the ground floor. The contemporary open-plan kitchen/dining room is well equipped with integrated fridge and freezer, double oven and induction hob, with ample space for family dining. There is also a spacious downstairs WC and useful under-stairs storage.

The well-proportioned living room features a modern media wall with inset electric fire and impressive bi-fold doors opening onto the rear garden. The spacious enclosed garden is thoughtfully arranged with a lawn, decked seating area and paved section, creating versatile spaces for entertaining and family use.

Upstairs, the bright master bedroom benefits from a modern ensuite shower room with walk-in shower. Bedroom two is a good-sized double, while bedroom three is a well-presented single featuring attractive wood-panelled walls. A modern family bathroom with bath serves the remaining bedrooms, with additional built-in storage provided on the landing.

Ocean Park Road is ideally positioned for access to Seaburn and Roker seafront, with beautiful beaches, promenade walks, cafés and restaurants all within easy reach. Local shops and green spaces are nearby, while Seaburn Metro station is approximately 15–20 minutes' walk away, providing regular services towards Sunderland city centre and Newcastle. A selection of well-regarded schools are also within easy reach, making this an excellent choice for families and professionals alike.

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Floor 0



Floor 1



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Approximate total area(1)

85.2 m²

918 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

Hallway
19'7" x 6'2"

Kitchen/Dining Room
13'4" x 9'9"

Living Room
10'10" x 16'2"

WC
5'5" x 5'3"

Landing
13'11" x 6'8"

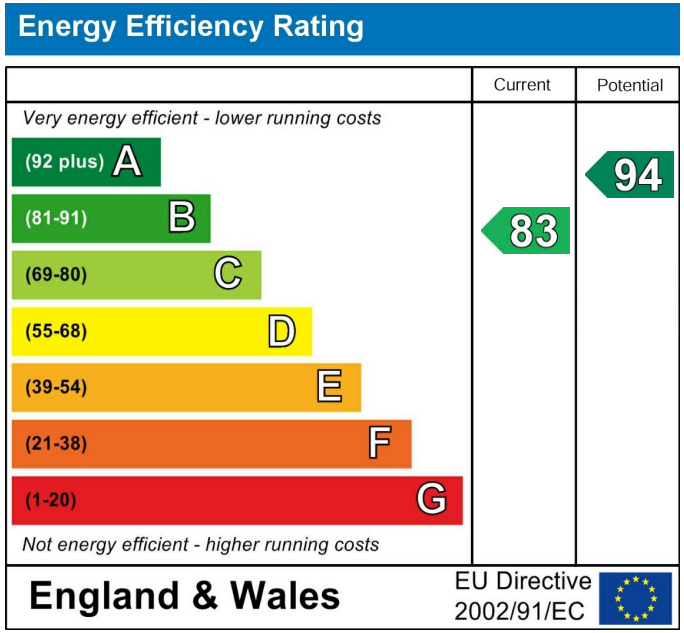
Bedroom 1
11'7" x 10'6"

En-Suite
8'0" x 5'0"

Bedroom 2
10'11" x 8'7"

Bedroom 3
7'5" x 7'3"

Bathroom
6'11" x 8'10"



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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