



Ambleside Terrace, Seaburn Dene,

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Ambleside Terrace, Seaburn Dene, Sunderland, SR6

Asking Price £259,950

Situated in the charming area of Ambleside Terrace, Seaburn Dene, Sunderland, this delightful semi-detached house offers a perfect blend of modern living and classic character. With a generous 728 square feet of space, this property is ideal for families or those seeking a comfortable home.

The house features an inviting reception room, providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the spacious modern open-plan kitchen and dining room, which is designed to cater to both everyday living and special occasions. This area is perfect for family gatherings or hosting friends, allowing for a seamless flow between cooking and dining.

The property boasts three well-proportioned bedrooms, ensuring that there is plenty of room for everyone. The bathroom is conveniently located, serving the needs of the household with ease.

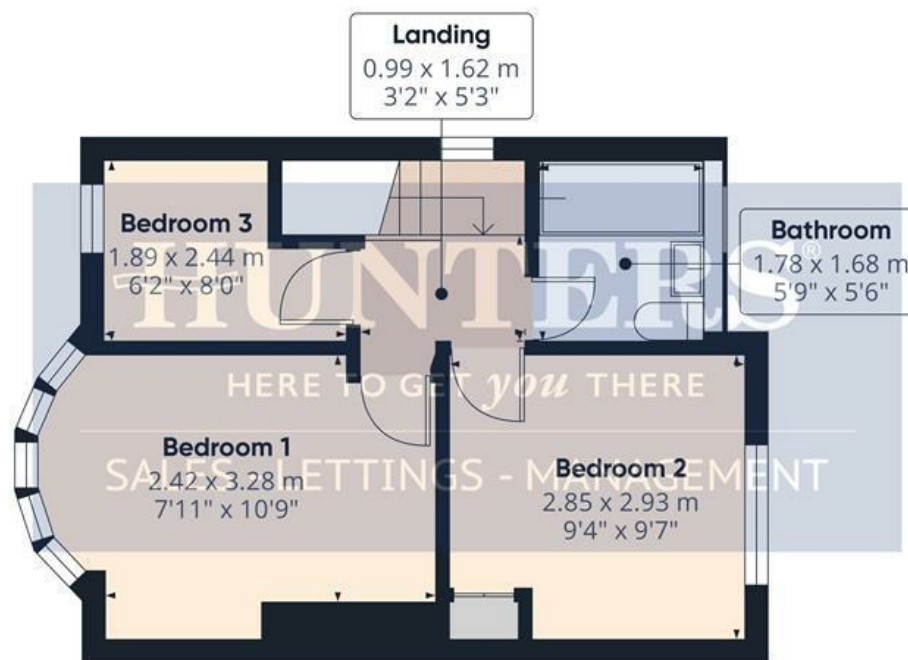
Outside, the attractive garden offers a lovely outdoor space for enjoying the fresh air, gardening, or simply unwinding after a long day. Additionally, there is parking available for one vehicle, adding to the convenience of this lovely home.

The property retains a sense of charm while providing the modern amenities that today's buyers desire. Whether you are looking to settle down in a friendly neighbourhood or seeking a sound investment, this semi-detached house in Seaburn Dene is a wonderful opportunity not to be missed.

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Floor 0 Building 1

Approximate total area⁽¹⁾67.6 m²728 ft²

Floor 1 Building 1

(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.



Hallway and Entry

3'7" x 3'7", 4'0" x 2'8"

The entrance hall welcomes you with a practical porch featuring a decorative glazed door and windows that bring in natural light. It leads into the main hallway, which has neutral flooring and walls, a staircase to the first floor, and doors accessing the living room and kitchen, providing an inviting start to the home.

Living Room

12'8" x 3'6"

This inviting living room features a charming bay window that fills the space with natural light. It is thoughtfully arranged with built-in shelving and cabinetry flanking a stylish wall-mounted TV and a modern fireplace, creating a cosy focal point. Light wood flooring and neutral walls provide a bright, airy backdrop for relaxation or entertaining.

Dining Room

13'0" x 7'6"

The dining room adjoins the kitchen and is filled with natural light from sliding patio doors opening to the garden. It comfortably accommodates a wooden dining table and chairs, with a bold dark accent wall adding character and warmth. The space creates a lovely setting for family meals and entertaining.

Kitchen

10'3" x 12'5"

The kitchen is well-appointed with cream cabinetry and wood-effect worktops that provide ample storage and workspace. Multiple windows offer plenty of daylight and garden views, cooking facilities such as a gas hob and electric oven, with space for free standing appliances such as fridge freezer and washing machine. The layout maximises space and functionality, making it a practical hub for cooking and daily living.

Landing

3'2" x 5'3"

The landing upstairs is compact but practical, connecting the three bedrooms and bathroom. It features neutral carpeting and light-coloured walls, creating a bright and airy passageway.

Bedroom 1

7'11" x 10'9"

Bedroom 1 is a comfortable double room featuring a large bay window that floods the room with natural light. It offers ample space for a bed and additional furniture, with neutral decor creating a restful atmosphere.

Bedroom 2

9'4" x 9'7"

Bedroom 2 is a generously sized double room with plenty of natural light from a large window. It provides a flexible space suitable for a guest room, home office, or child's bedroom, with neutral tones throughout.

Bedroom 3

6'2" x 8'0"

Bedroom 3 is a smaller single room, ideal as a nursery or study. It features a window overlooking the garden and soft, neutral colours, making it a bright and cosy space.

Bathroom

5'9" x 5'6"

The bathroom is a smart and contemporary space with white tiled walls, complemented by a feature tile strip in grey tones. It is fitted with a white bath with overhead rainfall shower, a basin with storage below, and a WC, all arranged to maximise the available space.

Rear Garden

The rear garden is a private, well-maintained outdoor space centred around a lawn bordered by mature shrubs and trees. A paved patio area provides an ideal spot for dining or relaxing in the sunshine, while the garden room


adds a contemporary touch and flexible use. The space is enclosed by fencing, ensuring peace and privacy.

Garden Room

10'9" x 7'3"

This bright and versatile garden room offers a peaceful retreat with its modern construction, large windows and patio doors that invite abundant natural light and garden views. It opens directly onto the rear garden, extending the living space outdoors and perfect for use as a home office or creative space.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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. 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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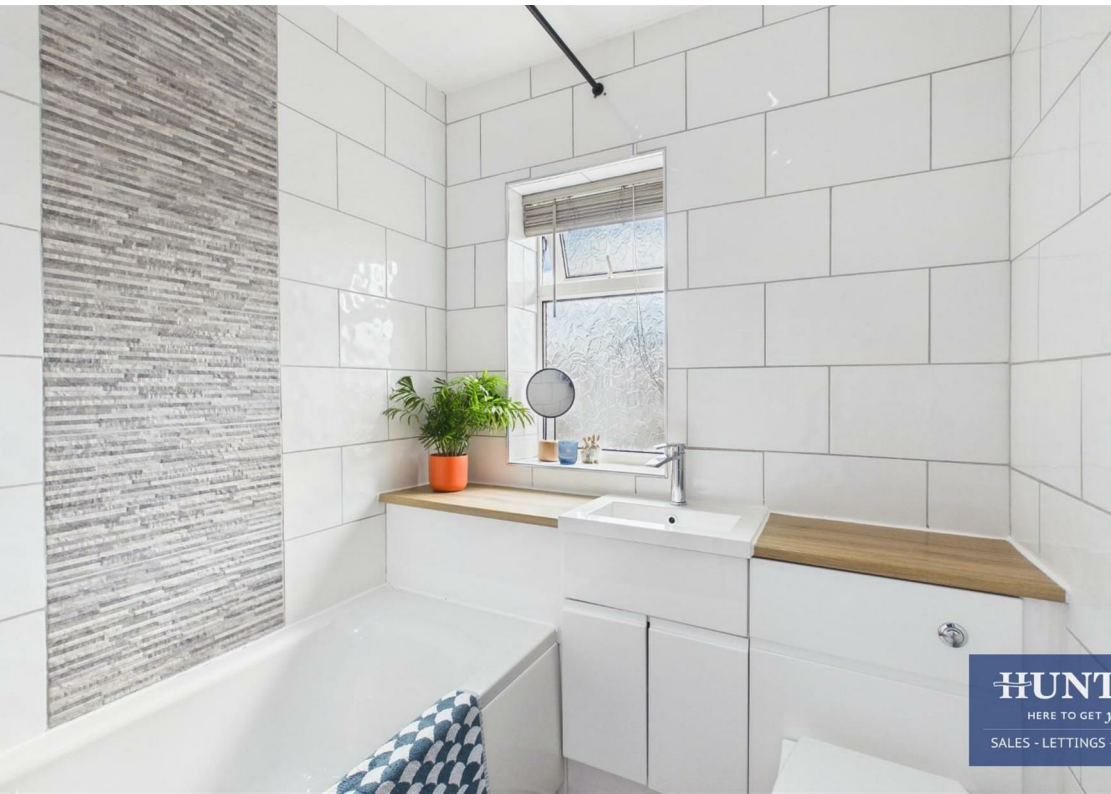




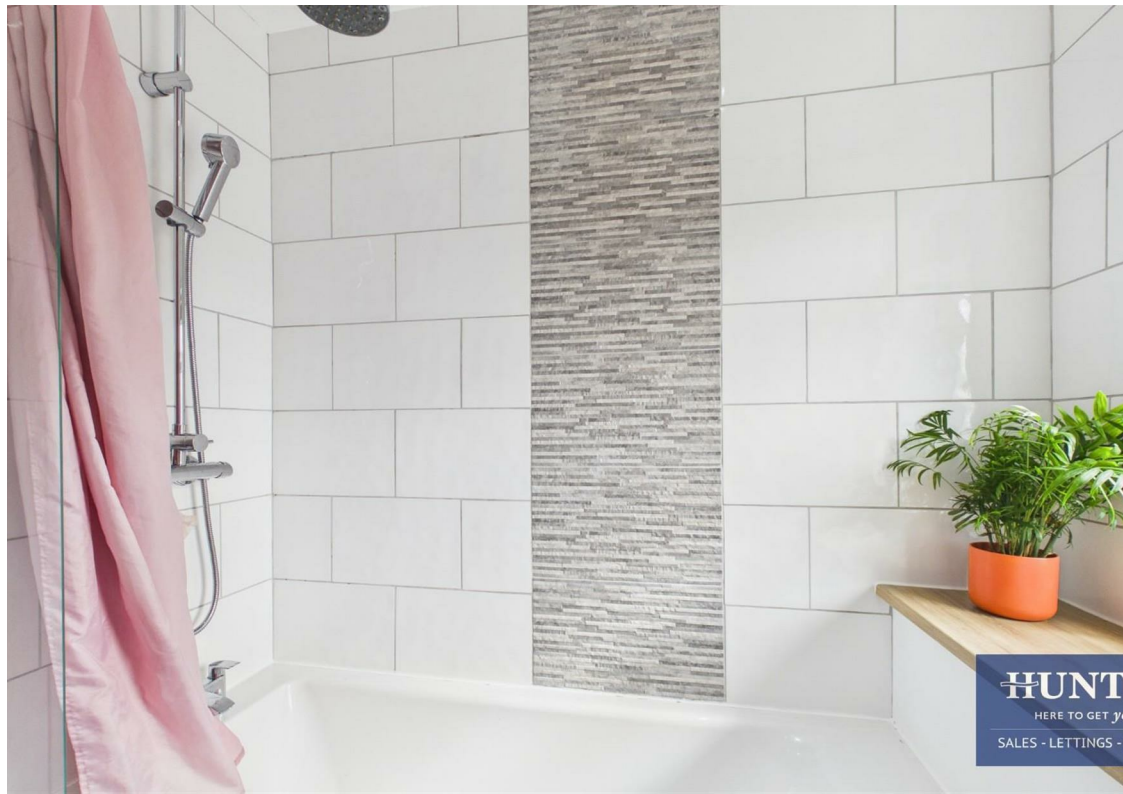
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