



Ambleside Terrace, Seaburn Dene, SR6

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Ambleside Terrace, Seaburn Dene, SR6

Offers In The Region Of £295,000

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS * 4 BEDROOM * FREEHOLD * SEABURN DENE * COUNCIL TAX BAND C * EPC RATING D *

This four-bedroom terraced house situated in Ambleside Terrace, Seaburn Dene is offered for sale in excellent condition in a sought-after residential area of Sunderland. Providing two reception spaces, a modern kitchen and a generous garden, it presents a practical layout suitable for a range of buyers.

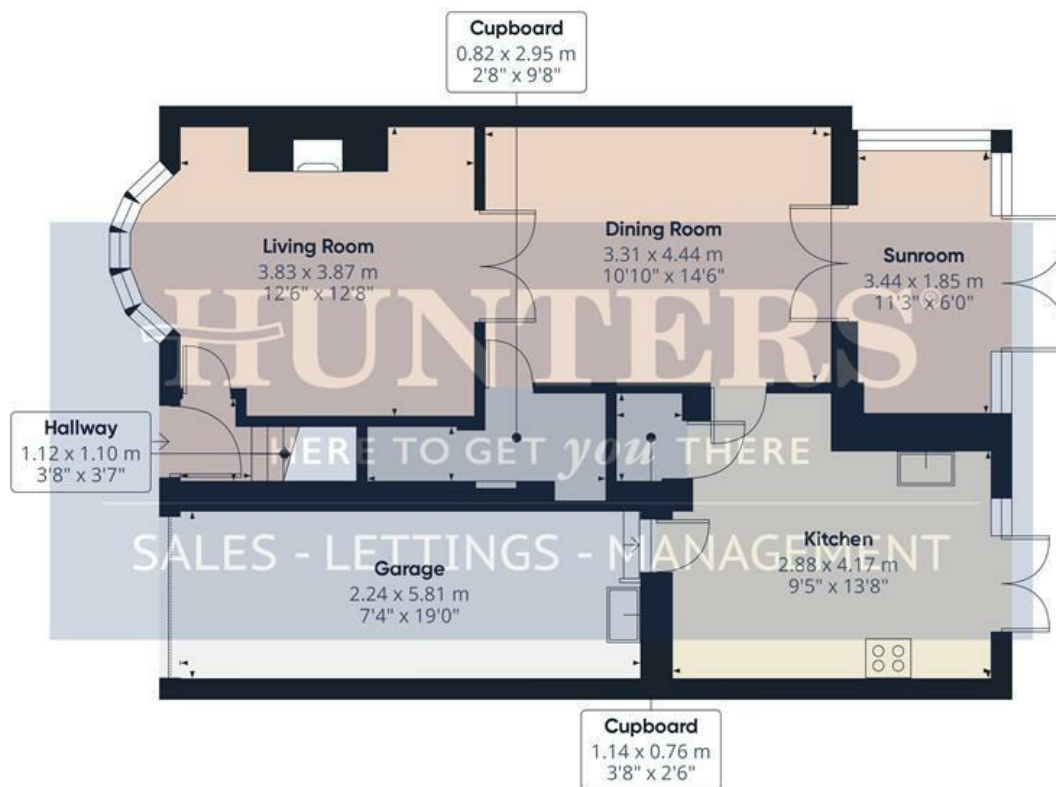
The property features a spacious, modern kitchen with a breakfast area and direct access to the garden, creating a convenient hub for day-to-day living. There are two reception areas, including a dedicated dining room. A sunroom opens directly onto the paved garden area, offering an additional living space that connects well with the outdoors. The large garden provides ample external space, complemented by a driveway and a single garage.

Upstairs, the accommodation comprises a master bedroom with large windows, a further double bedroom and two single bedrooms, one of which can serve effectively as an office room. The bathroom includes an attractive suite and a heated towel rail.

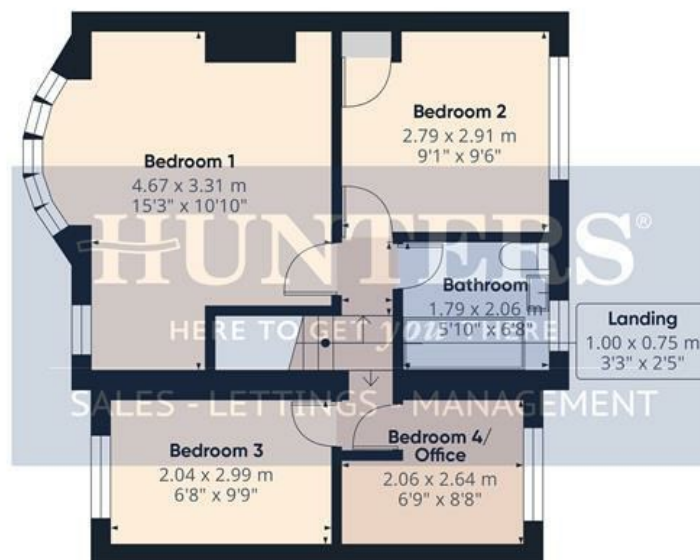
Located in Sunderland's coastal SR6 district, the house benefits from access to local amenities, nearby schools and parks. Roker Park and the seafront are within easy reach, offering green space and coastal walks, while local shops, cafés and services are available along nearby high streets.

This four-bedroom terraced house for sale combines established residential surroundings with transport links, local amenities and outdoor spaces.

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Floor 0



Floor 1



Approximate total area⁽¹⁾

107.9 m²

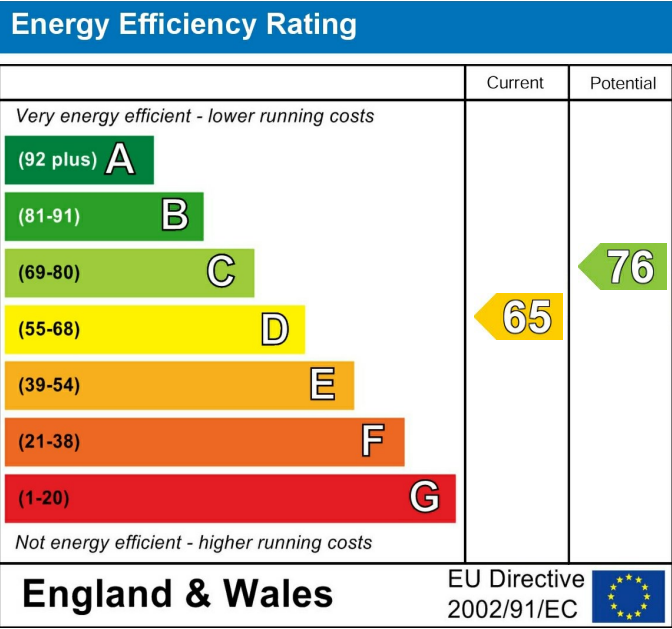
1162 ft²

(1) Excluding balconies and terraces

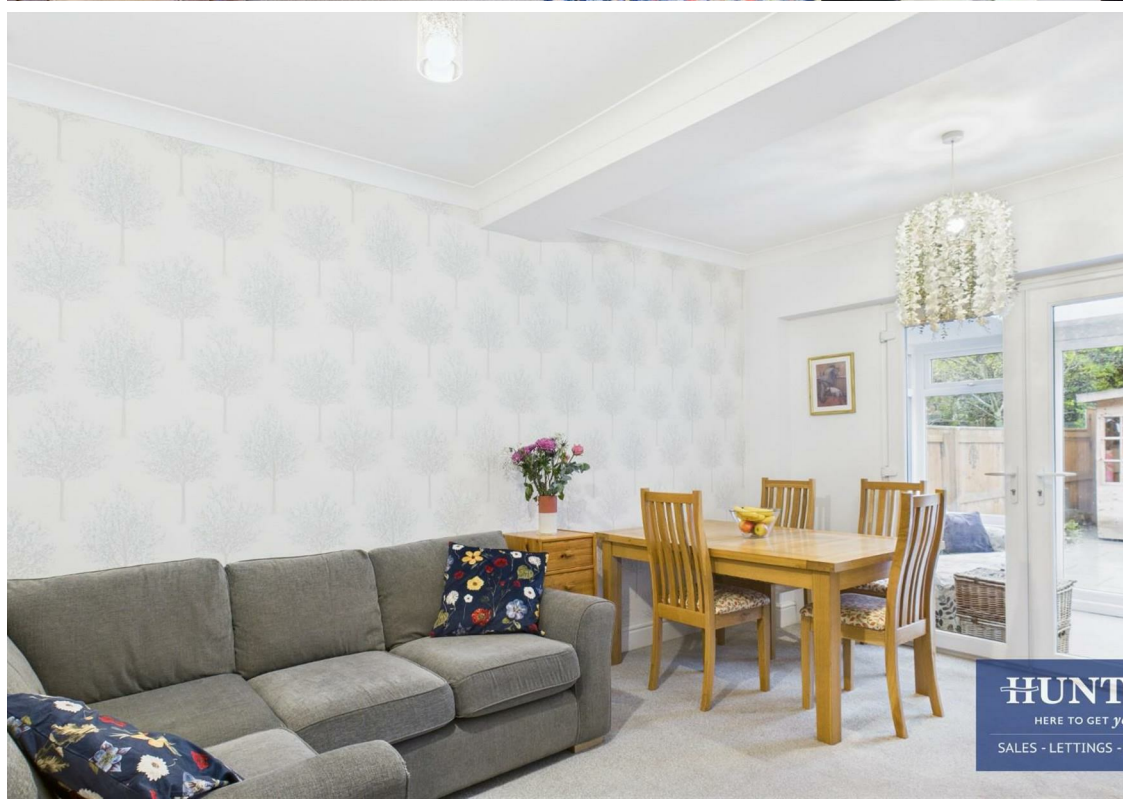
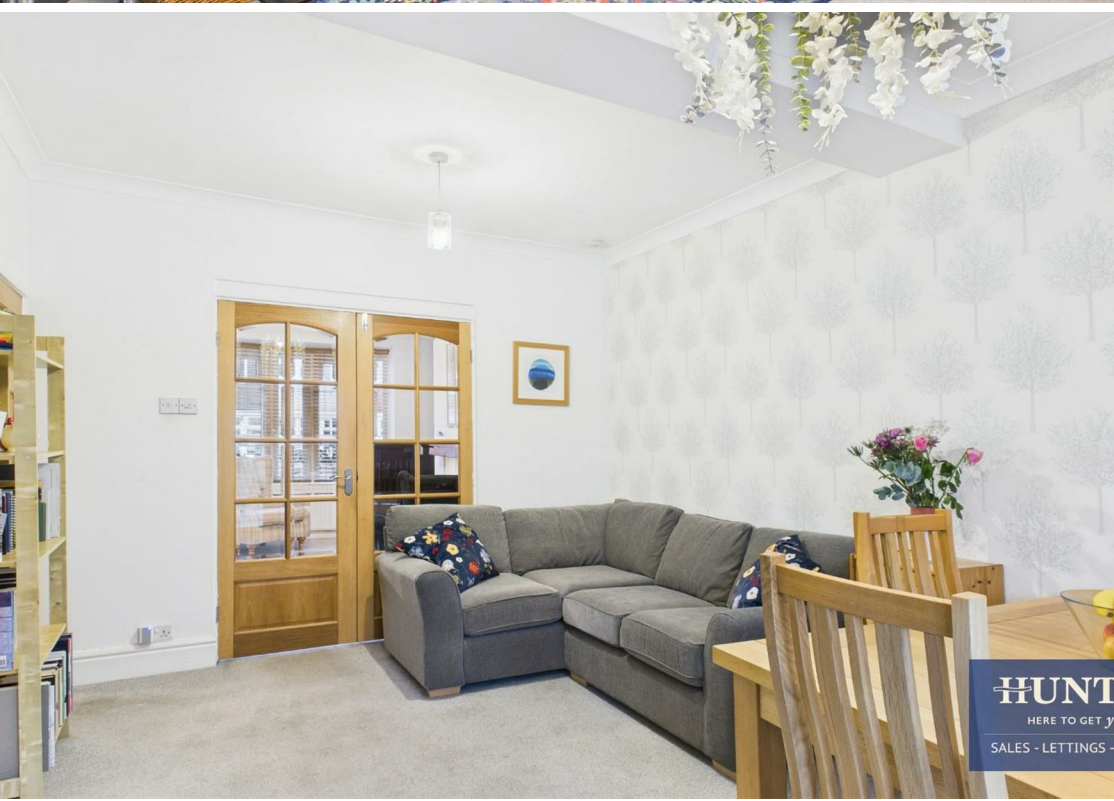
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

- Hallway**
3'8" x 3'7"
- Living Room**
12'6" x 12'8"
- Dining Room**
10'10" x 14'6"
- Cloak Room**
2'8" x 9'8"
- Sunroom**
11'3" x 6'0"
- Kitchen**
9'5" x 13'8"
- Pantry**
3'8" x 2'5"
- Landing**
3'3" x 2'5"
- Bedroom 1**
15'3" x 10'10"
- Bedroom 2**
9'1" x 9'6"
- Bedroom 3**
6'8" x 9'9"
- Bedroom 4/Office**
6'9" x 8'7"
- Bathroom**
5'10" x 6'9"



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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