



HUNTERS[®]
HERE TO GET *you* THERE

44 Ambleside Terrace, Fulwell, Sunderland, Tyne & Wear, SR6
8NP

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SALES - LETTINGS - MANAGEMENT

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Offers In The Region Of £255,000

We are delighted to offer this well-presented semi-detached house for sale. Ideally suited for first-time buyers and families, the property is neutrally decorated and ready to move in to.

This home offers an spacious, open-plan reception room, complete with large bay window that brings in a wealth of natural light and finished with wood floors. This open space is perfect for entertaining guests or simply spending quality time with the family.

The property has been granted planning permission for an extension to the rear and to the right side incorporating the garage and rear storage/utility room converting it into an additional ground floor room which could be anything from a playroom, bedroom or home office. This would open up the kitchen/diner to approximately double its current size, creating a kitchen/diner and garden room with large patio doors opening up the room into the garden. To the first floor, the third bedroom would move into the space above the garage and would benefit from an en-suite to the rear. This means there would also be room for an optional study upstairs. With three bedrooms, this house offers plenty of space for a growing family. The master bedroom is a generous double and comes with built-in wardrobes, offering ample storage space. The second bedroom also features a wall of built-in wardrobes, and the third smaller bedroom to the front.

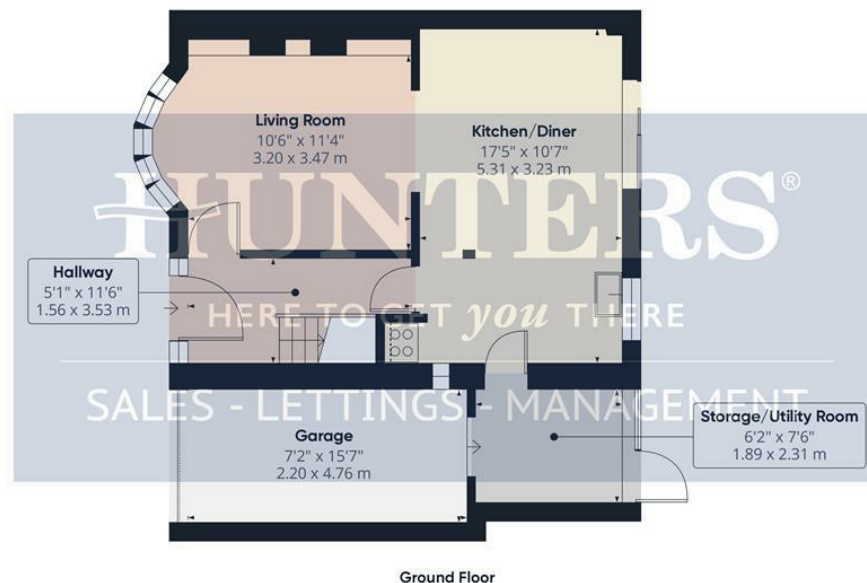
The property features one family bathroom, equipped with a designer bath and an overhead shower, with a hand-held shower from the bath taps.

To the rear there is a spacious garden and the property benefits from off-street parking.

Located in a highly desirable area, the property is well-served by public transport links and is in close proximity to local amenities, schools, green spaces, and walking and cycling routes, being not far from Sunderland's beautiful coastline.

Don't miss out on this opportunity to own this home with great potential in this sought-after location.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788
sunderland@hunters.com | www.hunters.com



Ground Floor



Floor 1

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Approximate total area⁽¹⁾

911.49 ft²
84.68 m²

Reduced headroom

0.67 ft²
0.06 m²

(1) Excluding balconies and terraces

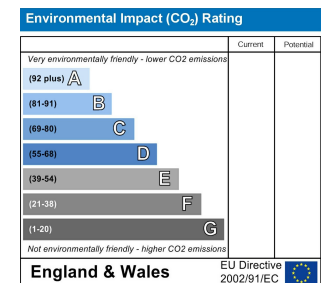
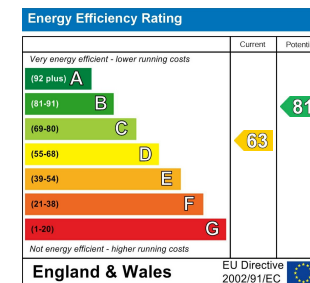
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Hallway

5'1" x 11'6"

Living Room

10'5" x 11'4"

Kitchen/Diner

17'5" x 10'7"

Garage

7'2" x 15'7"

Storage/Utility Room

6'2" x 7'6"

Bedroom 1

9'1" x 12'0"

Bedroom 2

7'4" x 12'3"

Bedroom 3

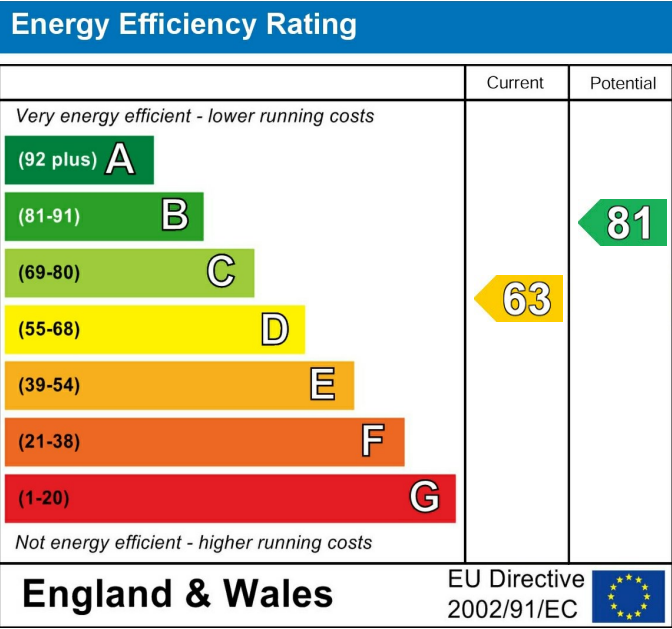
6'7" x 6'10"

Landing

3'7" x 7'6"

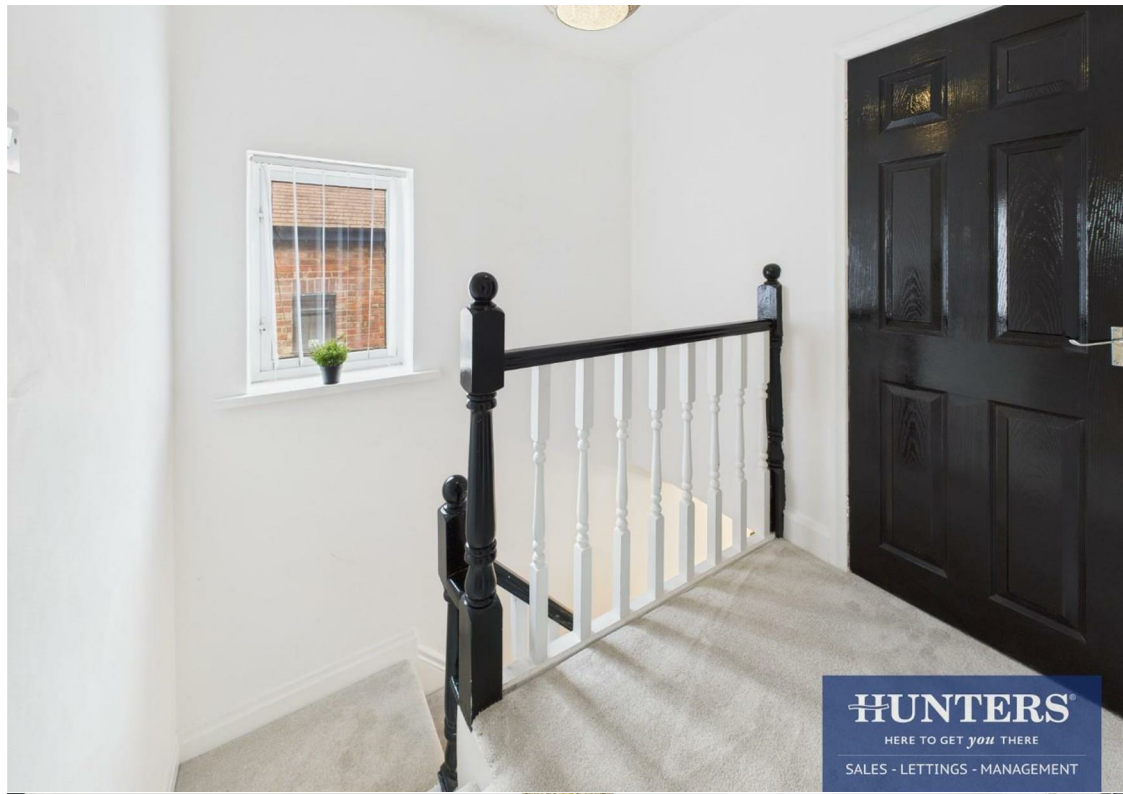
Bathroom

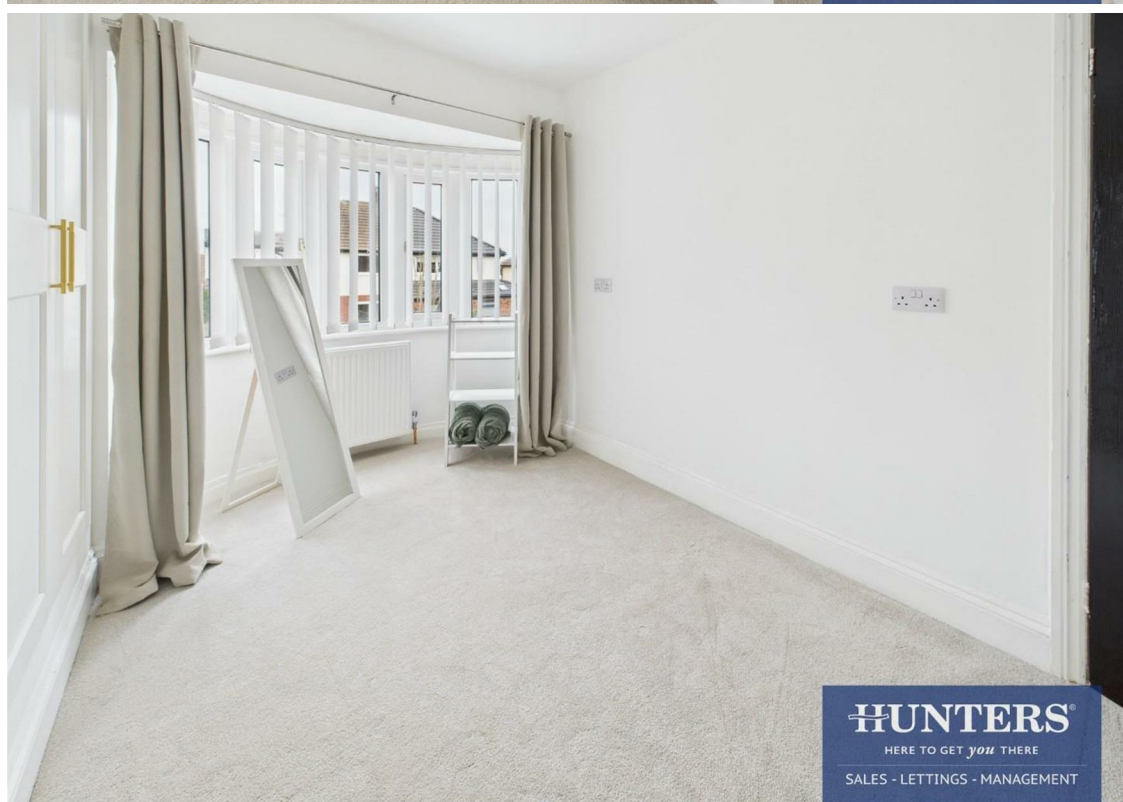
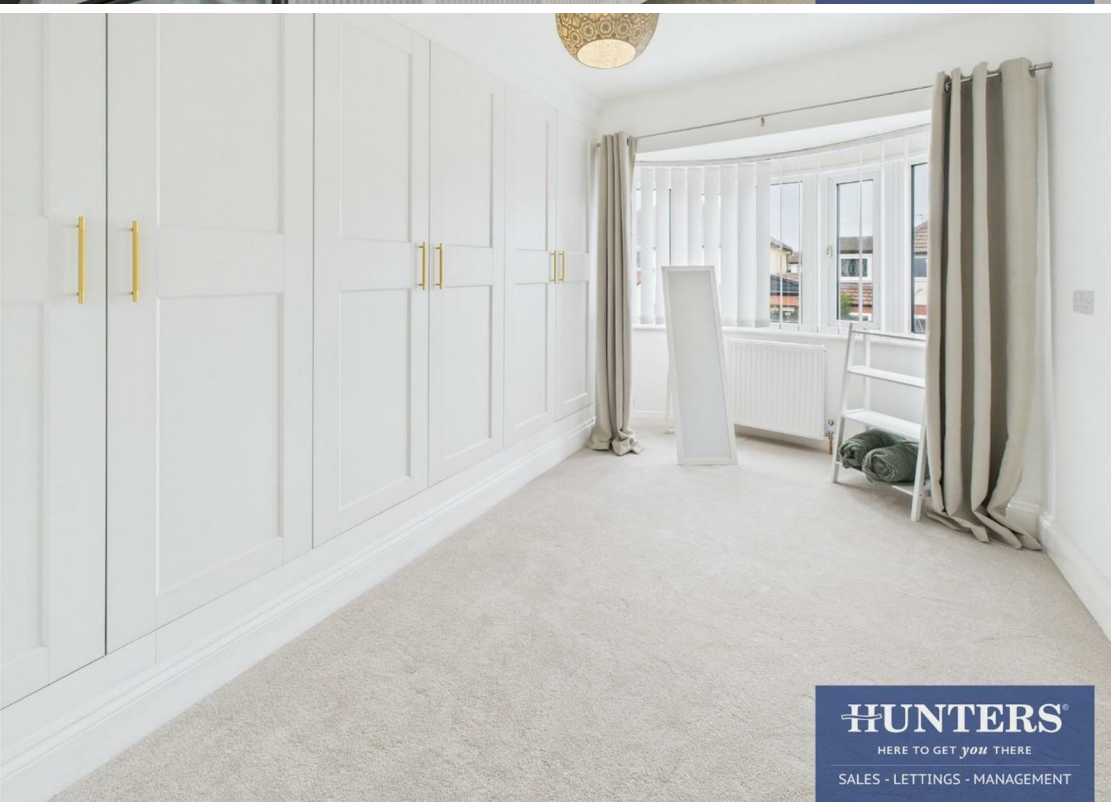
7'6" x 7'8"

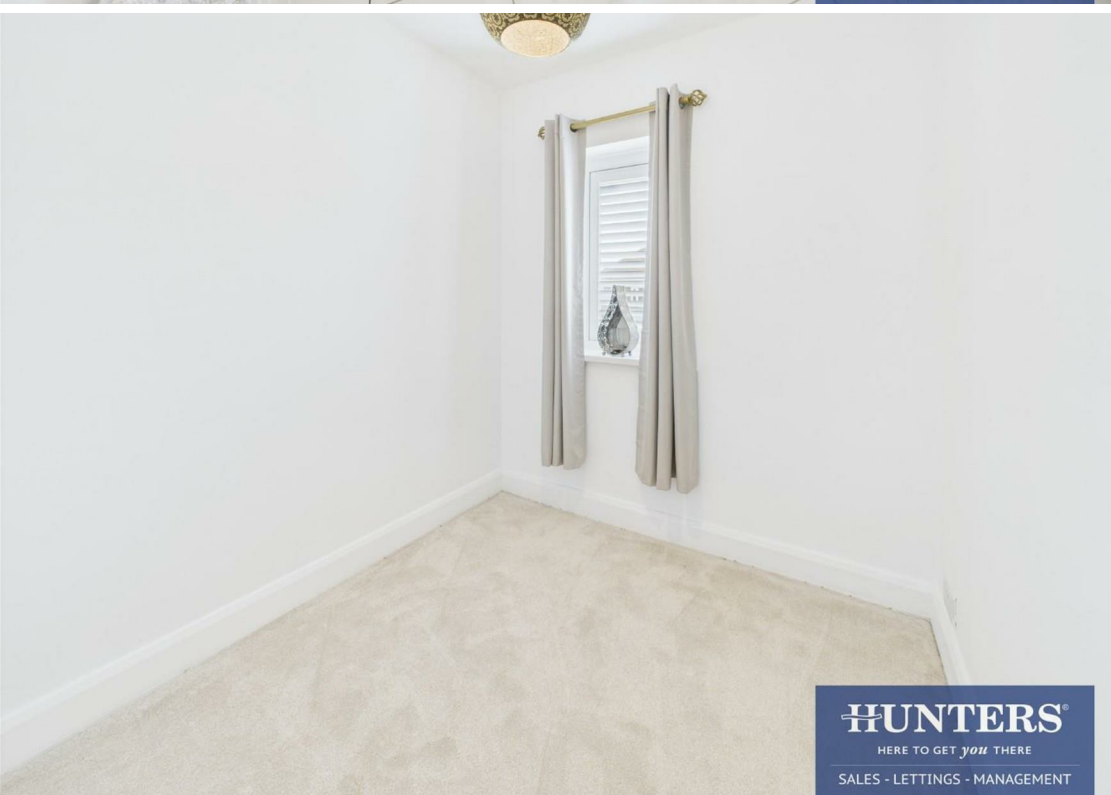


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.









EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION

EXISTING REAR ELEVATION

PROPOSED REAR ELEVATION

EXISTING END ELEVATION

PROPOSED END ELEVATION

SECTION THROUGH

Code 5 lead lined box gitter on floor
marine plywood on fixing pieces attaching
fall to either end Code 5 lead rostand and capping to parawet

Roof: Rosemary tiles on 25x50 Sd battens on breathable felt on 150x47 Sd rafters set at 960mm with 150 hip rafters. Rofs to be supported at r and at mid-span with 100x100 Sd joists bracing down on to 200x150x60 ceiling joists stitched together. Ceiling joists to be 150x50 Sd with

EXISTING FIRST FLOOR

[illegible]

PROPOSED FIRST FLOOR

[illegible]

**PROPOSED TWO STOREY
EXTENSION TO SIDE And
SINGLE STOREY EXTENSION
TO REAR at 44 AMBLESIDE TERRACE
FULWELL, SUNDERLAND.**