



Ambleside Terrace, Seaburn Dene, SR6

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# Ambleside Terrace, Seaburn Dene, SR6

## Offers In The Region Of £265,000

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* THREE BEDROOM SEMI \* GARDEN \* GARAGE \* DRIVEWAY \* COUNCIL TAX BAND - C \* EPC RATING - D  
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Nestled in Ambleside Terrace, Seaburn Dene, Sunderland, this charming semi-detached house offers an exceptional opportunity for those in search of a family home that harmoniously blends comfort and convenience. Spanning an impressive 1,042 square feet, the property features two inviting reception rooms, ideal for both relaxation and entertaining. The front reception room is enhanced by a delightful log burner, creating a warm and cosy atmosphere, while the rear dining area opens through patio doors to a bright conservatory, allowing for a seamless transition between indoor and outdoor living.

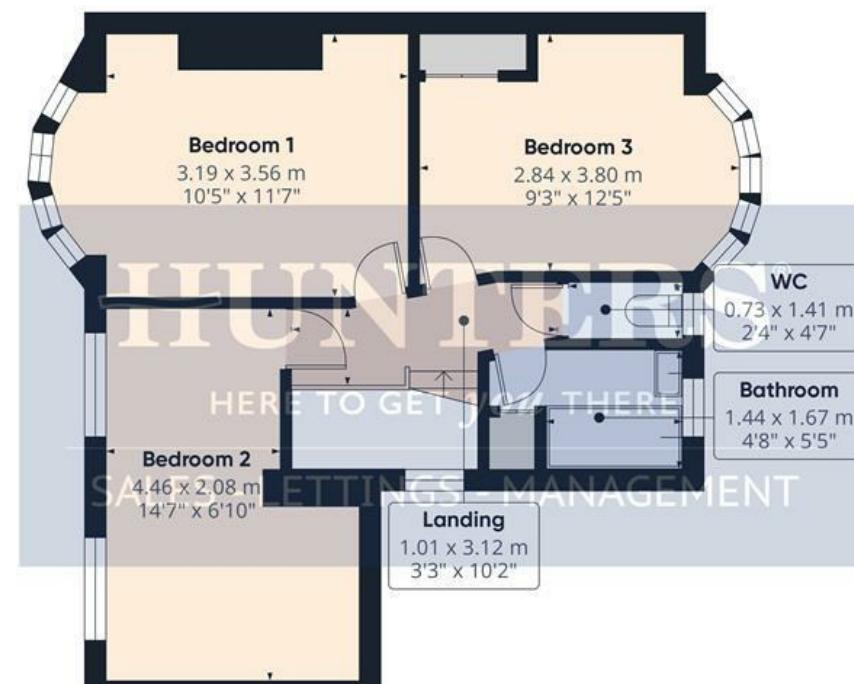
The home comprises three spacious double bedrooms, two of which are fitted with wardrobes, providing ample storage for all your needs. The well-appointed family bathroom caters perfectly to the demands of a busy household. The kitchen is designed with practicality in mind, featuring a range of units that make meal preparation a pleasure.

Outside, the property continues to impress with a well-maintained garden that includes decked, paved, and lawned areas, perfect for enjoying sunny days with family and friends. The driveway accommodates parking for one vehicle, complemented by a garage that offers additional storage or vehicle space.

This delightful home is ideally situated close to the coast, with a variety of amenities including cafes, bars, and the seafront just a short stroll away.

Renowned schools and excellent transport links are also within easy reach, making it an ideal choice for families.

With its charming features and prime location, this property presents a wonderful opportunity for those looking to embrace a comfortable and convenient lifestyle in Sunderland.



(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.



**Entry**  
6'8" x 2'8"

**Hallway**  
5'3" x 14'7"

**Living Room**  
11'6" x 11'5"

**Dining Room**  
11'0" x 15'7"

**Sunroom**  
11'3" x 7'8"

**Kitchen**  
7'0" x 7'6"

**Kitchen**  
6'5" x 14'8"

**Landing**  
3'3" x 10'2"

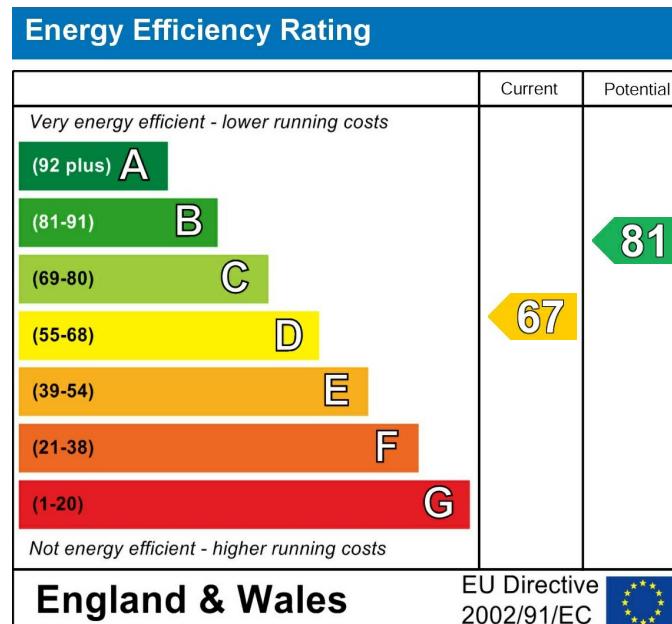
**Bedroom 1**  
10'5" x 11'8"

**Bedroom 2**  
14'7" x 6'9"

**Bedroom 3**  
9'3" x 12'5"

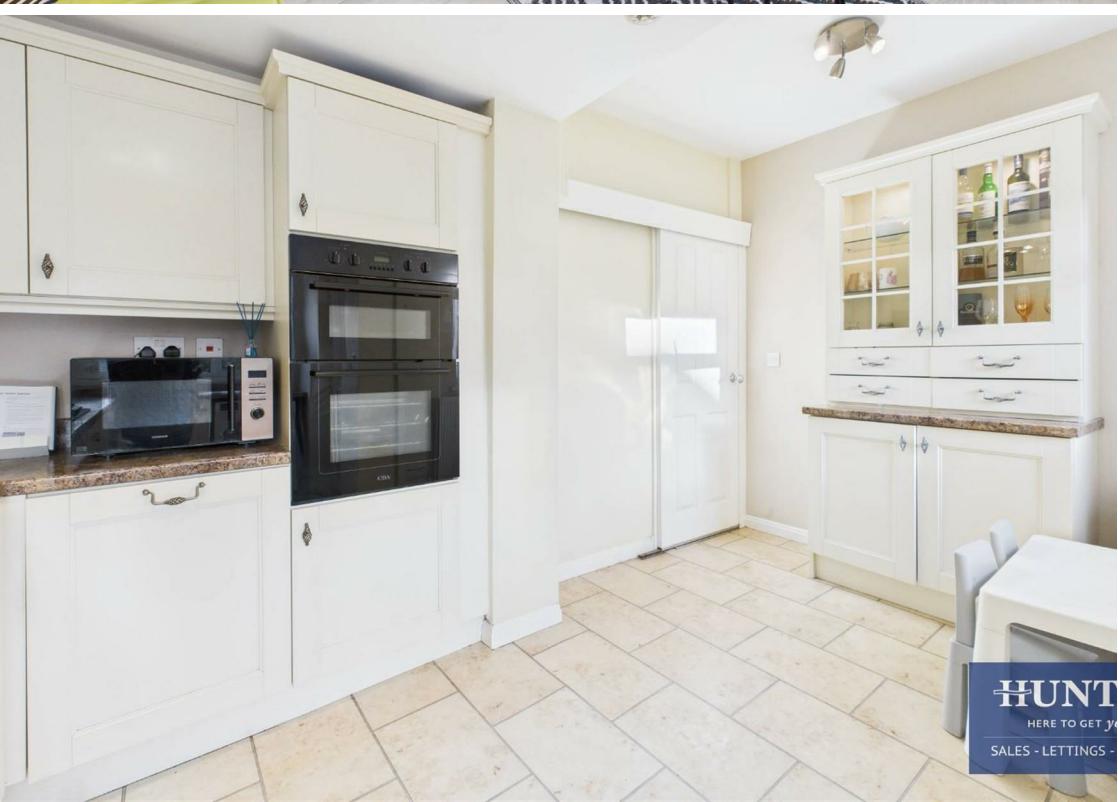
**Bathroom**  
4'8" x 5'5"

**WC**  
2'4" x 4'7"



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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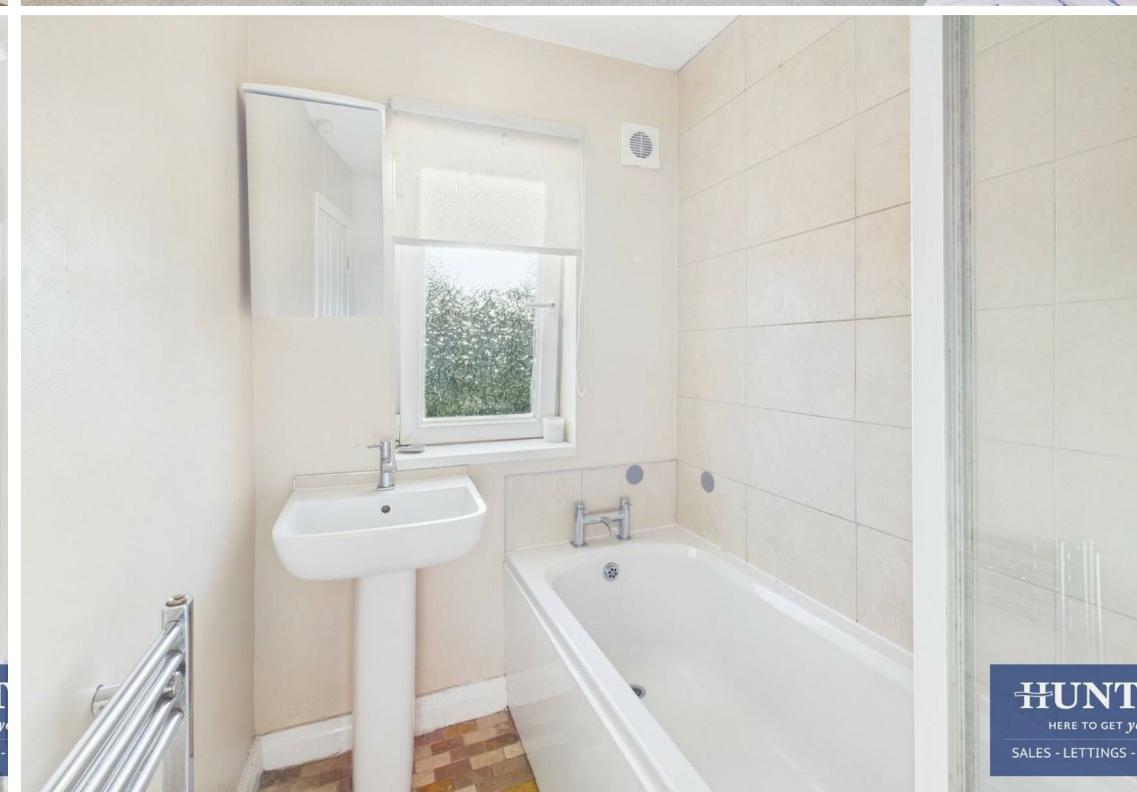
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