



Ambleside Terrace, Seaburn Dene, SR6

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# Ambleside Terrace, Seaburn Dene, SR6

## Asking Price £269,950

\* 3 BEDROOM \* FREEHOLD \* TERRACED \* DRIVEWAY \* GARDEN \* SUNROOM \* COUNCIL TAX BAND C \* EPC RATING C \*

This well-presented three-bedroom terraced home in Sunderland offers generous living space, a versatile layout, and a location popular with families and a wide range of buyers.

The ground floor features a spacious reception room with wood-panelled walls and large windows, creating a bright and welcoming main living area. This flows into a sunroom overlooking the garden—an ideal additional space for relaxing or entertaining. The modern kitchen is well-proportioned, benefiting from dual-aspect windows, under-stairs storage, a useful utility area, and direct access to the rear garden.

Upstairs, the property offers three well-sized double bedrooms, all with built-in storage. The principal bedroom includes fitted wardrobes, while the remaining rooms provide flexibility for family living, guests, or home working.

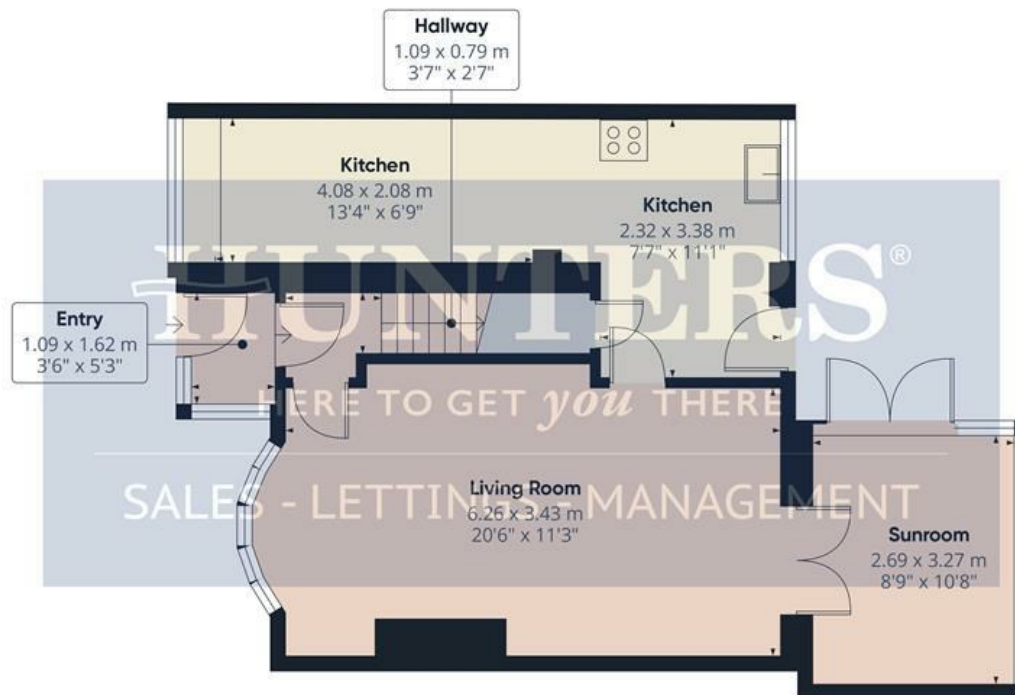
The bathroom is a standout feature, thoughtfully designed with a freestanding bath, walk-in shower, full tiling, and built-in storage—creating a spacious and functional family bathroom.

Externally, the rear garden is arranged to suit a variety of uses, with a lawned area, paved seating space, and decking—ideal for both entertaining and everyday use. To the front, a driveway provides off-street parking for two vehicles.

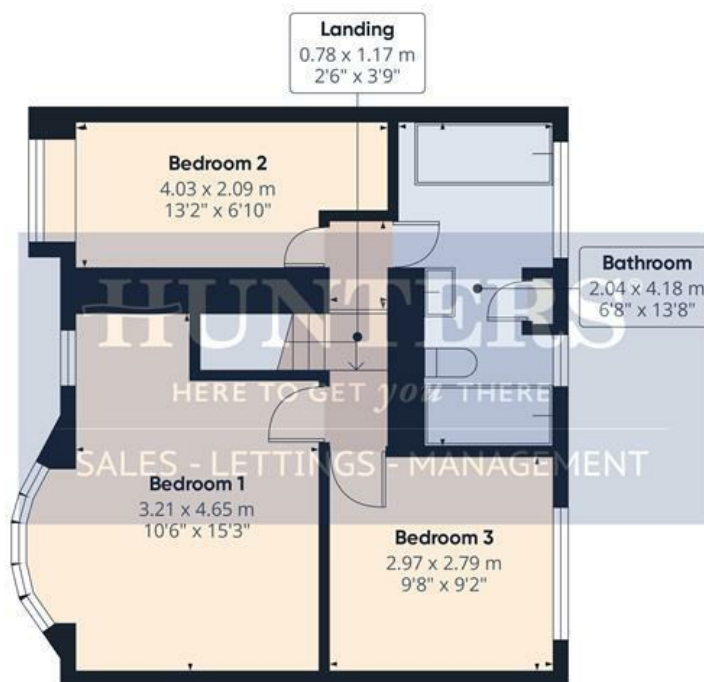
The property is conveniently located for local schools, parks, and everyday amenities. Roker Park and the seafront are within easy reach, offering excellent options for outdoor leisure. For commuters, Tyne and Wear Metro services from nearby Seaburn provide straightforward access to Newcastle upon Tyne and surrounding areas.

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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

96.8 m<sup>2</sup>

1040 ft<sup>2</sup>

(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

**Entry**  
3'6" x 5'3"

**Hallway**  
3'6" x 2'7"

**Living Room**  
20'6" x 11'3"

**Sunroom**  
8'9" x 10'8"

**Kitchen**  
7'7" x 11'1"

**Kitchen**  
13'4" x 6'9"

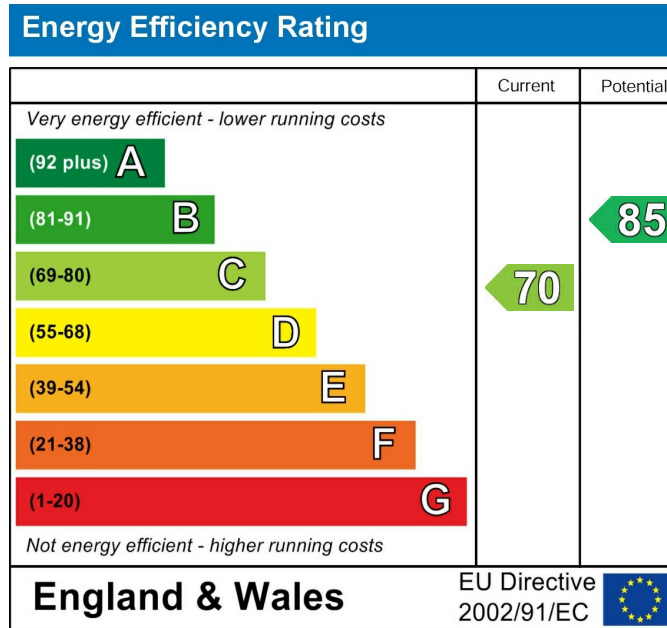
**Landing**  
2'6" x 3'10"

**Bedroom 1**  
10'6" x 15'3"

**Bedroom 2**  
13'2" x 6'10"

**Bedroom 3**  
9'8" x 9'1"

**Bathroom**  
6'8" x 13'8"



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.



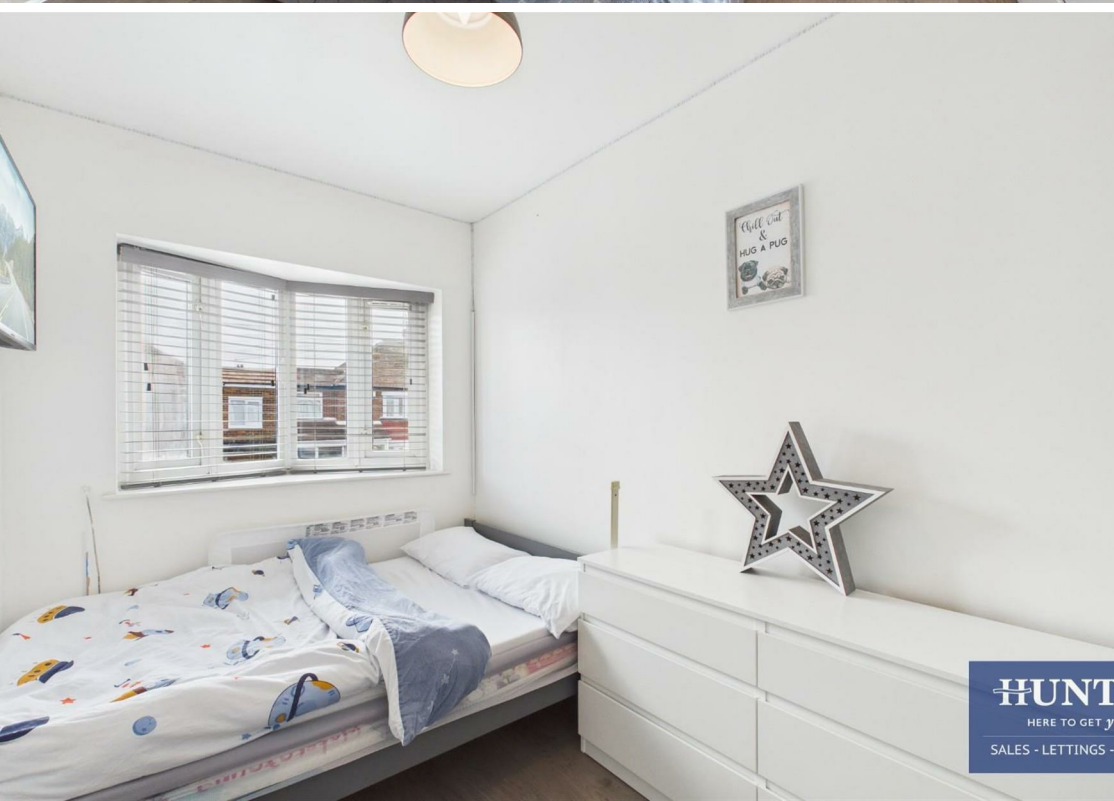




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