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AMBRIDGE WAY, SEATON DELAVAL, NE25

Offers Over £230,000

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Well-presented three-bedroom semi-detached family home on Ambridge Way, situated within a popular residential estate in Seaton Delaval, offering generous accommodation across three-storeys.

The property features a spacious front-facing living room, alongside an open-plan kitchen/diner with French doors opening onto the rear garden. A convenient WC completes the ground floor, while the first floor provides access to two bedrooms, with access to a family bathroom, and a further double bedroom to the top floor, benefiting from en-suite facilities.

Externally, the property benefits from a small front garden, while a communal road runs down the side of the property, providing access to the rear where there is a detached garage. The rear garden is mostly laid to lawn, with shrubs and bedding plants to one side, creating an ideal space for relaxing.

Ambridge Way forms part of a popular residential estate in Seaton Delaval, with convenient access to local amenities, Cramlington, and the Northumberland coastline. The area also benefits from good transport connections, making the property well suited to families and professionals seeking spacious accommodation within an established residential setting.

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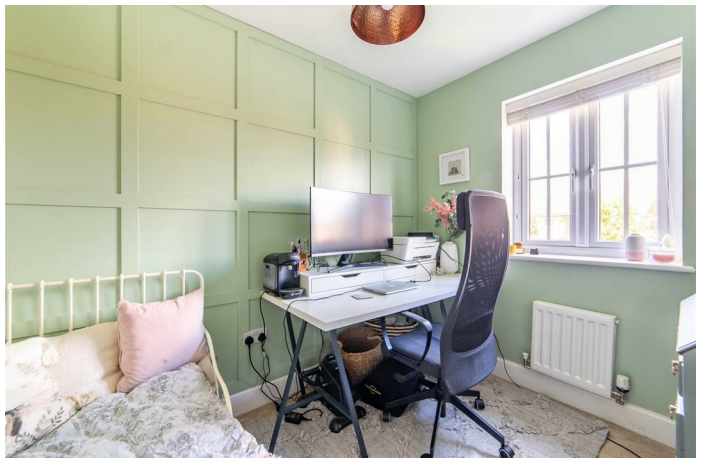

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The property is accessed via a front door leading into the entrance hallway, with stairs directly ahead rising to the first floor and a door to the right providing access into the living room.

The front-facing living room benefits from a large picture window and a door to the rear leading through into the open-plan spacious kitchen/diner, which is beautifully presented and benefits from dual-aspect windows, with French doors to the left, creating a bright dining space, and a further window within the kitchen area. The Kitchen is fitted with spotlights and attractive flooring, while also enjoying a range of integrated appliances, including a dishwasher, washing machine and fridge freezer, together with a waist-height double oven and large gas hob.

A door from the kitchen/diner provides access to the downstairs WC, located beneath the stairs. The WC is fitted with a toilet and sink, with attractive tiling around the sink area and feature wallpaper to the under stairs wall.

To the first-floor landing are doors leading to bedrooms two and three, together with the family bathroom. Bedroom two is a good-sized double positioned to the rear of the property, benefiting from fitted wardrobes, as well as a built-in storage cupboard located over the stairs. It also enjoys views over the rear garden. Bedroom three is positioned to the front and is a good-sized single room, with sufficient space for a single bed and additional bedroom furniture. Both bedrooms are currently set up as home offices. The family bathroom is located between bedrooms two and three and is fitted with a white three-piece suite comprising a bath with shower over, foldable shower screen and WC and wash hand basin. There is attractive cladding/tiling around the bath area, making the space easy to maintain, and the bathroom is bright.

The final door on the landing provides access to the lobby for the main bedroom on the second floor, with stairs leading to the top floor. The main bedroom occupies the full footprint of the property and is located within the eaves. It benefits from a dormer window providing plenty of natural light, together with built-in wardrobes at the top of the stairs. The bedroom is a good-sized double and also benefits from a good-sized en-suite shower room, which
features a walk-in shower, WC and wash hand basin, together with a skylight providing additional natural light.

Externally, the property benefits from a small front garden, which is mostly laid to lawn and has a boundary fence alongside mature shrubs. A communal road runs down the side of the property, providing access to the rear where the property benefits from a detached garage. The generous rear garden is mostly laid to lawn, with shrubs and bedding plants to one side. A path leads towards the rear of the garden, with a gate providing access to the rear of the property.

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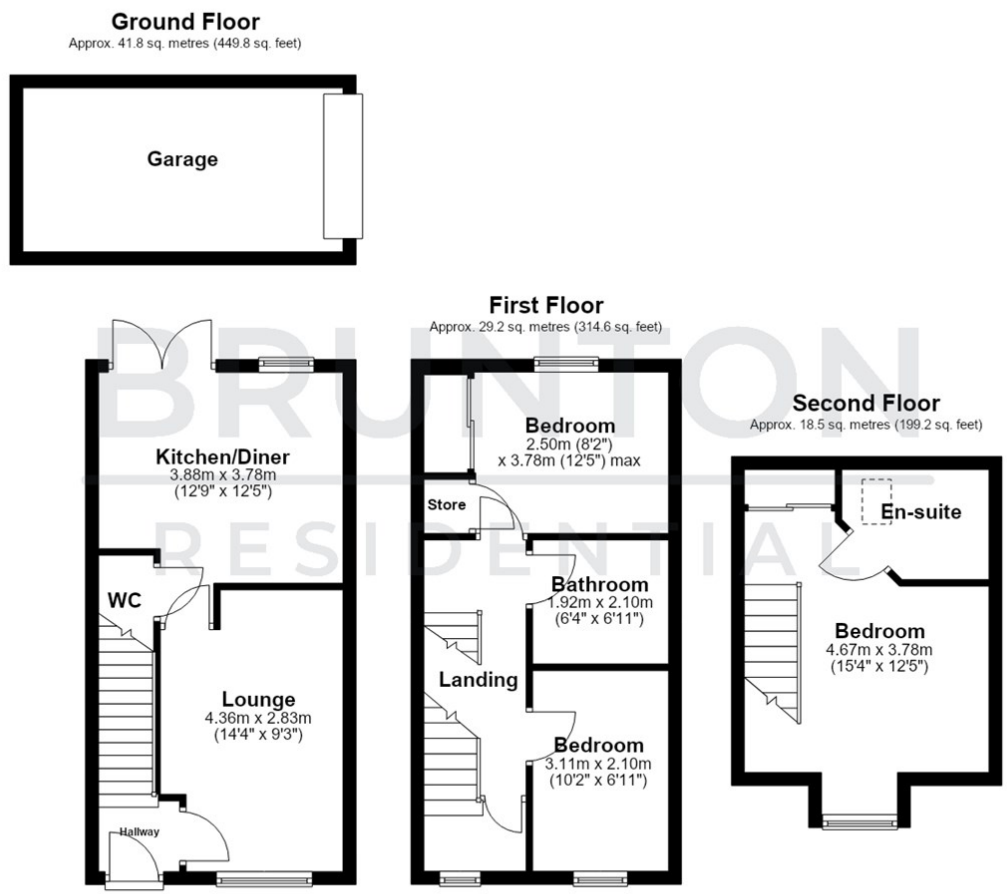
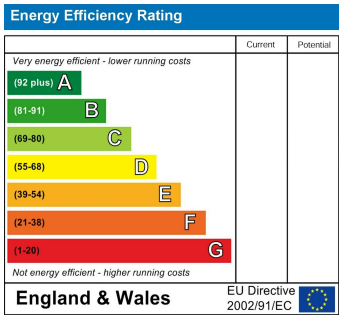
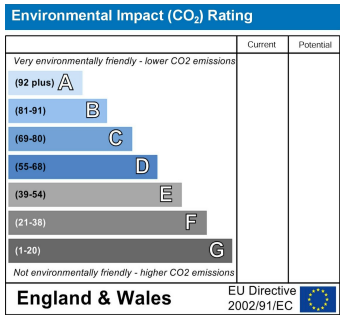
TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING :



Total area: approx. 89.5 sq. metres (963.6 sq. feet)