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£279,950

Ambleside Terrace, Fulwell, Sunderland













A beautifully presented three bedroom semi with lovely rear gardens, this surprisingly spacious home with three double size bedrooms and a larger family bathroom is guaranteed to impress all who view. Extended at ground and first floor level, comprising entrance porch, lounge, dining room, conservatory and large breakfasting kitchen with three bedrooms and a bathroom at first floor level, the property benefits from gas central heating and UPVC double glazing. Externally there are gardens to the front with a drive offering space for up to two cars and attractive rear gardens featuring two patios, a raised timber decked seating area. Located on this sought after street within the fashionable suburb of Fulwell, all local amenities are close to hand including Seaburn Metro station, schools, shops, bars, pubs and restaurants and the Sea Front is also within easy walking distance.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed feature door.

## Entrance Porch

## Entrance Lobby

Single radiator and laminate flooring, part glazed door to living room.

## Living Room 12'4" x 22'2"



Maximum dimensions into UPVC double glazed window to front, feature fireplace, wall preparation for flat screen wall mounted TV, two double radiators, wood effect laminate flooring, UPVC double glazed French doors leading out into

## Conservatory 9'1" x 10'11"



Double radiator, wood effect laminate flooring, UPVC double glazed French doors leading out into landscaped rear gardens.

## Breakfasting Kitchen 10'11" x 23'7" maximum



Good selection of base and eye level units with marble effect working surfaces and upstands incorporating a single

drainer stainless steel sink unit with pedestal mixer tap, five burner gas hob with overhead extractor hood, built under double electric oven, attractive tiled splashbacks, worktop lighting, integrated appliances include housing for a microwave oven, dishwasher, fridge freezer and automatic washing machine. UPVC double glazed window and door to rear, tile effect laminate flooring, breakfast bar, UPVC double glazed bow window to front, and two single radiators. Large understairs storage cupboard with hanging space.

## First Floor Landing

Access point to floored loft via aluminium ladders.

## Bedroom 1 (front) 15'5" x 12'11"



Maximum dimensions into UPVC double glazed bay window to front, good range of fitted wardrobes and overhead cupboards, single radiator.

## Bedroom 2 (rear) 9'1" x 9'8"



Into fitted wardrobes and overhead cupboards, UPVC double glazed window to rear, wall preparation for wall mounted TV, coved cornicing to ceiling, single radiator.

## Bedroom 3 (front) 6'9" x 13'3" max depth



UPVC double glazed oriel bay window to front, wall preparation for flat screen TV, single radiator, recess with overhead cupboards and downlighting, single radiator.

## Bathroom



Low level WC, washbasin pedestal unit, double ended panel bath with central mixer tap, corner shower cubicle - attractive white suite with UPVC lined walls, tiled floor, UPVC lined ceiling, UPVC double glazed windows to rear, built in cupboard housing wall mounted gas combination boiler serving hot water and radiators, ladder design heated towel rail.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Outside



Double Driveway to front providing off street parking and a generous garden to rear featuring lawned, block paved and decked areas.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Important Notice - Particulars

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Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## Sea Road Viewings

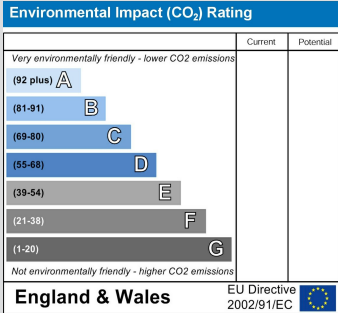
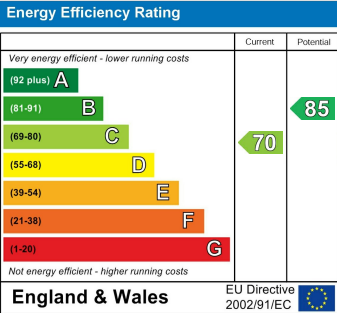
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

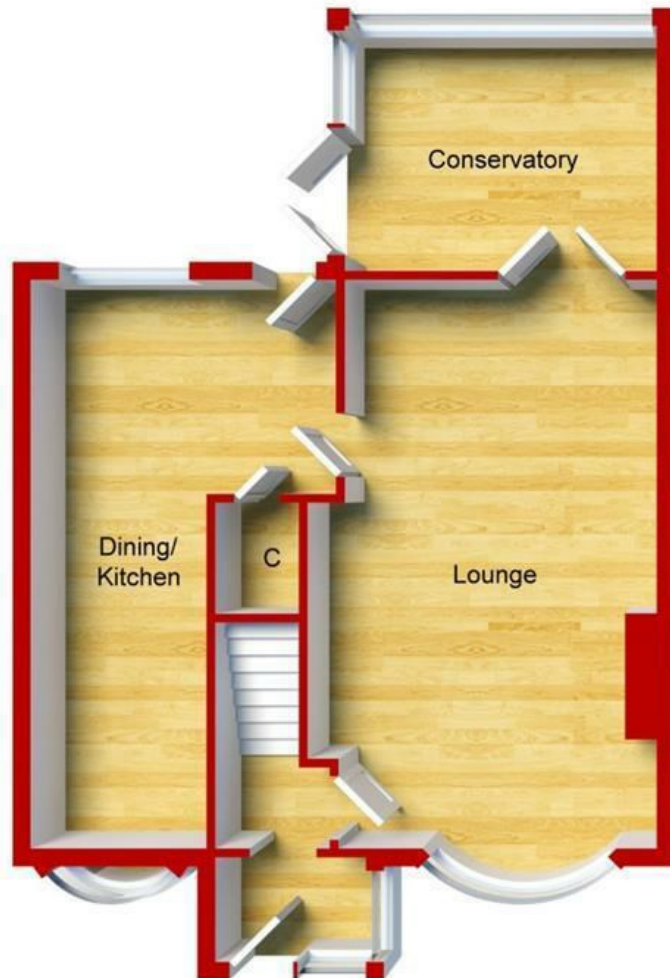
## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

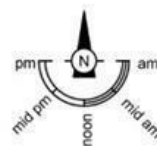


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Ground Floor  
Approximate Floor Area  
(56.19 sq.m)



First Floor  
Approximate Floor Area  
(43.55 sq.m)