









It is with great delight that we offer this beautifully presented four bedroomed mid town house to the open market. The immaculate accommodation is arranged over three floors and comprises entrance hall, lounge, dining room, kitchen, inner hall with utility cupboard, three bedrooms one with an en-suite along with a shower room to the first floor and a further bedroom and bathroom to the second floor all benefiting from double glazing and gas central heating. Externally there is an open plan garden, driveway and garage to the front and an enclosed garden to the rear. The property is situated on one of the ever popular courtyards on the exclusive and sought after North Haven development and just a stones throw away from the marina and the breathtaking sea front. Ideally placed for a range of amenities, close to excellent schools and boasts good transport links to both Sunderland and Newcastle City centres along with wider road networks. Early viewing is a must to avoid disappointment as we anticipate demand to be high.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door to

### Entrance Lobby

There is an inner door leading through to the lounge.

### Lounge 15'2" x 10'7"



This attractive room has a double glazed window to the front, radiator and wood flooring, doors connect off to both the inner hall and dining room.

### Dining Room 10'7" x 7'8"



Double glazed patio door leading out to the rear, there is wood flooring, radiator and the room opens through into the breakfasting kitchen.

### Breakfasting Kitchen 10'5" narrowing to 8'2" x 11'10"



An impressive kitchen fitted with a range of modern wall and base units with work surface over incorporating a sink and drainer unit, integrated appliances include an oven and hob with extractor over, dish washer, fridge and freezer, there is a double glazed door leading out to the rear, double glazed window to the rear, wood flooring and central heating boiler.

## Inner Hall

Staircase to the first floor and the inner hall also has a useful built in utility cupboard with space for a washing machine.

## First Floor Landing



With a built in cupboard, doors leading off to bedrooms one two and three and also to the main shower room.

## Bedroom 1 11'6" x 9'2"



Double glazed window to the rear, radiator and a door to the en suite shower room.

## En Suite Shower Room



Low level WC, pedestal wash hand basin, step in shower cubicle with electric shower, there is a tiled floor, part tiled walls, chrome ladder style radiator and a double glazed window

## Bedroom 2 11'6" x 10'2"



Double glazed window to the front and a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 8'11" x 8'4"



Double glazed window to the front and a radiator.

## Shower Room



Fitted with a modern suite comprising of a low level WC, pedestal wash hand basin and step in shower cubicle with mains fed shower, there are part tiled walls chrome ladder style radiator and a double glazed window.

## Top Floor Landing



With a Velux window providing natural light and doors leading off to bedroom 4 and the bathroom.

## Bedroom 4 approx measure to sloping ceiling 13'1" x 11'1" no



This spacious and versatile room has three Velux windows and a radiator.

## Bathroom



Fitted with a modern suite comprising a low level WC, wash hand basin set into vanity unit and a free standing roll top bath, there is a chrome ladder style radiator and two Velux windows.

## Outside



To the front of the property there is a delightful garden with established planting, a double driveway, integral garage, at to the rear is a delightful courtyard style yard that is mainly paved with mature boarder planting.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 1/1/2000 (approx date) and there are no service charges or ground rent to pay.

Ground rent review period (year/month) - to be confirmed

# MAIN ROOMS AND DIMENSIONS

Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

## Council Tax Band

The Council Tax Band is Band C

## Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

## Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely

on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

## Sea Road Viewings

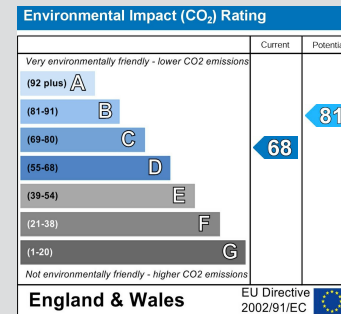
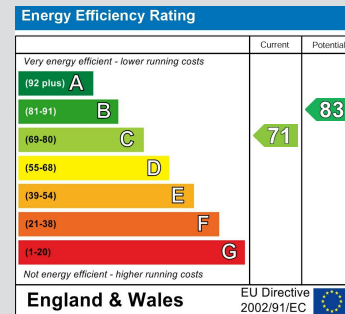
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

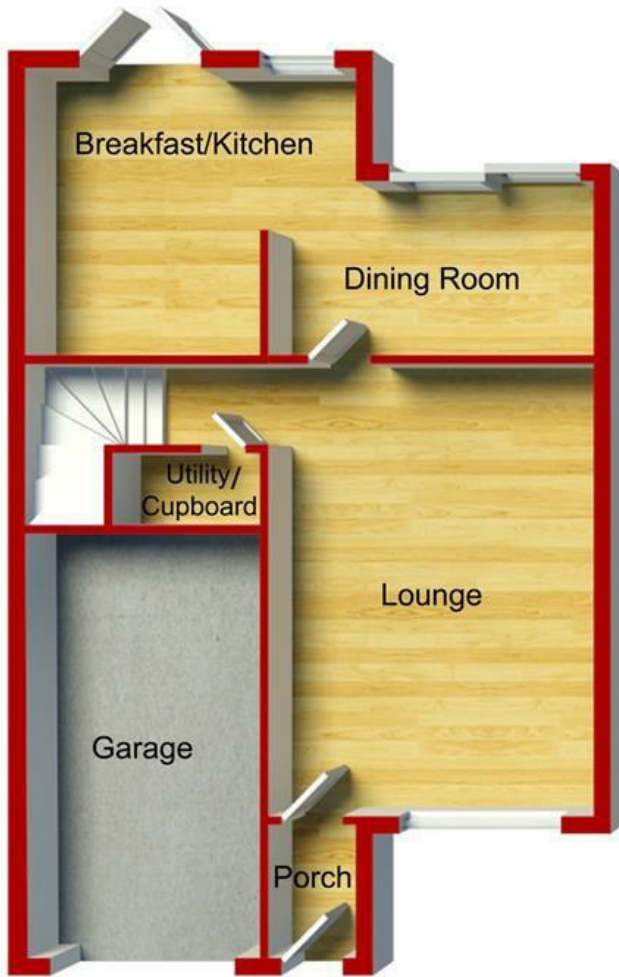
## Ombudsman

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



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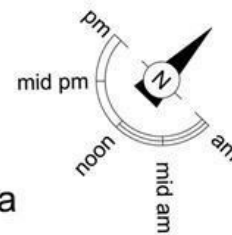
Ground Floor  
Approximate Floor Area  
(31.68 sq.m)



First Floor  
Approximate Floor Area  
(43.32 sq.m)



Second Floor  
Approximate Floor Area  
(29.85 sq.m)



16 Bloomfield Court