









Enjoying a fresh contemporary open plan design with lovely sea views to the rear taking in Roker Pier & Lighthouse, this popularly situated three bedroom and two bathroom semi detached townhouse sits within the highly regarded North Haven Marina development and is perfect for those searching for a home by the coast.

Internal accommodation is arranged over three floors and includes a reception hall, bedroom/study, utility and WC at ground floor level, open plan living room, dining room and kitchen on the first floor, together with two double bedrooms, an en-suite shower room and bathroom on the second floor level.

With attractive gardens to the front and rear the property also has a double drive and integrated garage and is within walking distance of Sunderland Yacht Club and Marina, whilst it also sits close to award winning Blue Flag beaches and is within walking distance of superb local amenities including restaurants, cafes, bars, The Stack and Sunderland Sheepfolds. With St Peter's University Campus and the City Centre close to hand, this wonderful home is perfect for professionals who wish to live by the sea.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

Entrance via double glazed door, understairs cupboard providing storage and radiator. Part glazed door to

Entrance Hall

Natural wood flooring, stylish staircase to first floor, radiator. Doors leading to ground floor WC, utility room, bedroom 3/home office.

Ground Floor WC

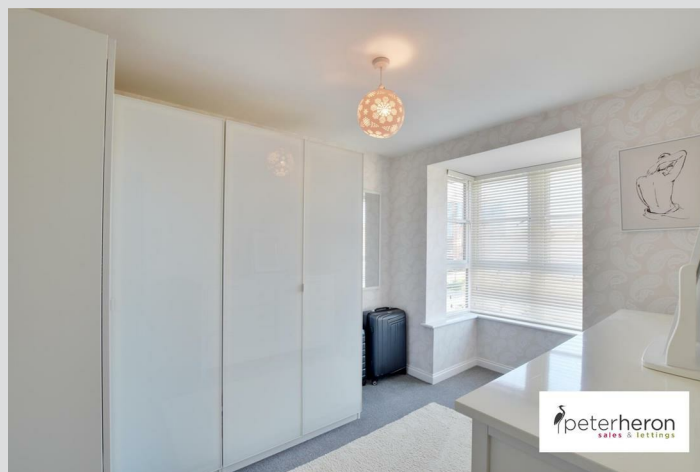
Low level WC, washbasin vanity unit - white suite, with tiled splashbacks, tiled floor, radiator.

Utility 5'11" x 5'8"



Base and eye level units with timber coloured working surfaces, single drainer stainless steel sink unit, plumbing for washer, tiled splashbacks, wood effect flooring, radiator, part glazed door to rear garden.

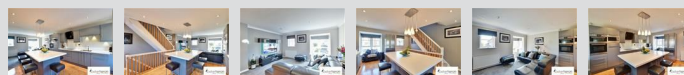
Bedroom 3/Home Office 11'5" x 8'5"



UPVC double glazed French doors and radiator.

First Floor Landing

Lounge/Open Plan Kitchen 25'5" x 14'8"



A selection of contemporary Italian style base and eye level units with Corian work surfaces incorporating an inset stainless steel sink unit with pedestal mixer tap, integrated appliances include and electric hob with overhead extractor hood, split level double electric oven, microwave, dishwasher, housing for integrated fridge freezer, island with seating area, UPVC double glazed window to front, radiator, natural wood flooring. Open Plan arrangement with living room, UPVC double glazed bay window taking in magnificent views of coast, Roker Pier and Lighthouse, radiator, second UPVC double glazed views .

Second Landing

UPVC double glazed window with views over the marina. Built-in cupboard and doors leading off to bedrooms and bathroom.

Bedroom 1 15'3" x 8'9"



UPVC double glazed bay window with sea views and views over Roker Pier and Lighthouse, radiator, fitted wardrobes with matching drawers and beside cabinets. Door leading off en suite.

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MAIN ROOMS AND DIMENSIONS

En-Suite



Washbasin vanity unit and double shower cubicle with walk in shower, laminate wood effect flooring, chrome towel heater style radiator.

Bedroom 2 12'4" x 8'5"



UPVC double glazed bay window and radiator. Built-in wardrobes.

Bathroom



Low level WC, wall mounted washbasin and panel bath with showerhead attachment and built-in TV screen, UPVC double glazed window, tiled flooring, stylish tile with matching floor tiles and chrome towel heater style radiator, recessed lights to ceiling.

Outside



Drive to the front with attractive gardens to the side, integral GARAGE with up and over door. Beautiful landscaped gardens to the rear with established borders and patio seating area.

Garage 16'9" x 8'0"

Thermal remote control roller shutter door. Electric lighting and sockets, wall mounted Combi boiler providing central heating and water to the property.

Council Tax Band

The Council Tax Band is Band D.

Tenure Freehold

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

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.

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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

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Sea Road Viewings

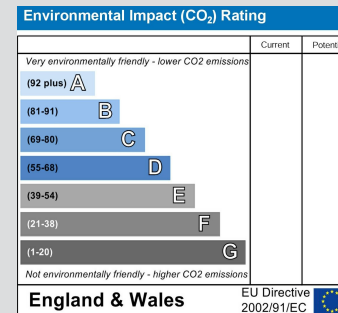
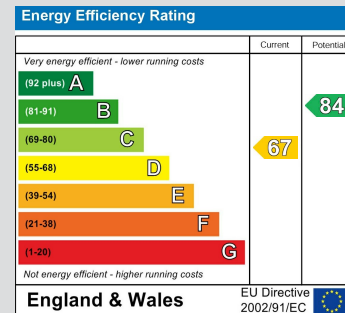
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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