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Topcliff, St Peters Riverside, Sunderland

£299,950







This superb four bedroom town house, enjoys fabulous uninterrupted sea and river views to the rear within this ever popular location. The property internally comprises to the ground floor of an entrance lobby, hall with staircase to the first floor, a shower room/wc, a fourth bedroom and a useful utility. On the first floor there is a lounge with doors leading out on to a balcony that provides wonderful views and there is a modern kitchen / diner. To the top floor there are three further bedrooms and a family bathroom/wc. Externally there is a drive to the front, an integral garage and to the rear a wonderful garden with a lawn and patio area, along with established planted borders. The flexible accommodation is ideal for range of buyers including both families and professional couples. It is located close to a range of amenities including the magnificent coastline and marina, together with St Peters University Campus, Metro station and City Centre. We highly advise arranging an immediate internal inspection to appreciate the location, views and versatile accommodation on offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Lobby

Inner door leading through to hall.

Hall



Radiator, staircase to first floor, built in cupboard and doors to shower room, bedroom 4 and utility.

Shower Room



Modern suite comprising of a low level WC, mini washbasin set into vanity unit and step in shower cubicle with mains shower, ladder style radiator, tiled walls and floor, extractor fan.

Bedroom 4 9'6" x 8'2"



Double glazed window to rear providing views over the garden and seas beyond, and radiator.

Utility 11'4" x 5'7"



Fitted wall and base units with work surfaces over incorporating 1 1/2 bowl sink unit, space for washing machine and tumble dryer. Radiator and double glazed door to rear garden, wall mounted boiler and internal door to garage.

First Floor Landing

Doors to lounge and kitchen/diner. Staircase continues to the top floor.

Lounge 15'6" x 11'8"



Double glazed French door to rear balcony providing fabulous views over the sea, further double glazed window to rear, tall radiator and feature fireplace.

Kitchen/Diner 15'7" x 10'6"



Fitted with an excellent range of contemporary wall and base units with wood working surfaces over incorporating a breakfast bar and 1 1/2 bowl sink and drainer unit, integrated appliances include an oven, microwave, hob, dishwasher, fridge and freezer.

Top Floor Landing

Built in cupboard. Doors to bedrooms 1, 2 and 3 and the bathroom.

Bedroom 1 8'9" x 15'2" into bay



Box style bay window to rear providing superb elevated views towards the sea, and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 13'6" not including recess x 8'10"



Double glazed window to front and radiator.

Bedroom 3 6'5" x 10'3"



Double glazed window to front and radiator.

Bathroom



Modern suite comprising of low level WC with concealed cistern, washbasin set into vanity unit and P shaped panel bath with mains shower over, ladder style radiator, part tiled walls, tiled floor and double glazed window.

Outside



Driveway to the front providing off street parking whilst to the rear there is a delightful garden with lawn, patio and planted borders.

Garage

5.22 sloping ceiling to one area x 2.51. Integral garage with remote control roller shutter access door. Benefiting from power and lighting. Door to utility.

Aerial Photos



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 - Particulars

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. 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.

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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.

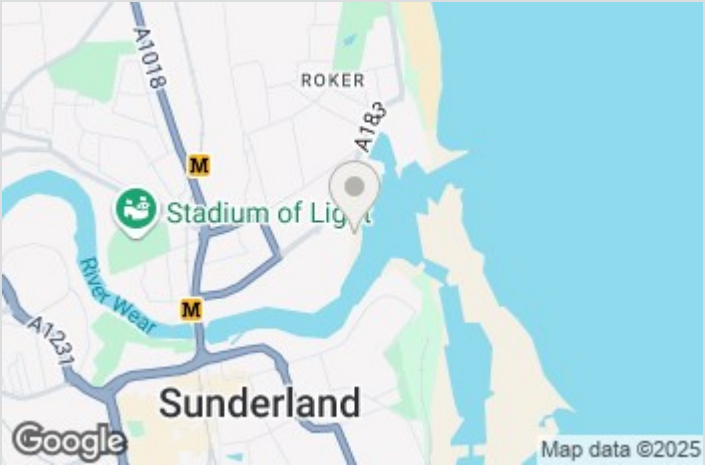
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MAIN ROOMS AND DIMENSIONS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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