

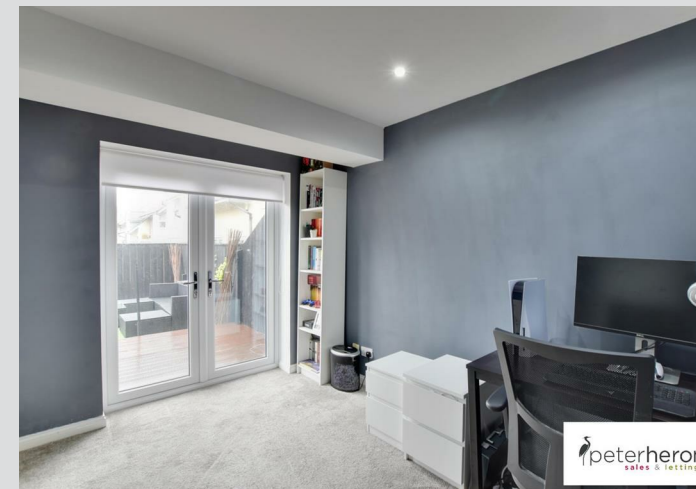












This impressive three bedroom semi detached town house with sea views to the front and marina views to the rear, together with the added bonus of west facing gardens, offers a wonderful contemporary living space ideal for those professional couples and families who wish to live on this highly fashionable marina development.

Internal accommodation is arranged over three floors, which comprises reception hall, utility room, bedroom 3 to the ground floor, a living room and dining kitchen to the first floor and two bedrooms, en-suite and a family bathroom to the second floor. Benefiting from gas central heating, UPVC double glazing and the installation of large windows to take advantage of the superb views. Externally, there is a double length drive to the front with integral garage, passage to the side and enclosed landscaped gardens to the rear with south and west aspects, together with artificial lawns and timber decked seating area.

Just a stones throw from the award winning Blue Flag beaches in Roker and riverside walks, the property is well placed for all the superb amenities that the popular North Haven development has to offer and is also particularly convenient for the city centre, St Peters university Campus and all major routes to the wider North East region. Internal inspection is a must!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed Composite door to

## Entrance Vestibule

Laminate flooring, part glazed door to

## Reception Hall

Spindle balustrade staircase to first floor, single radiator, laminate flooring.

## Ground Floor WC



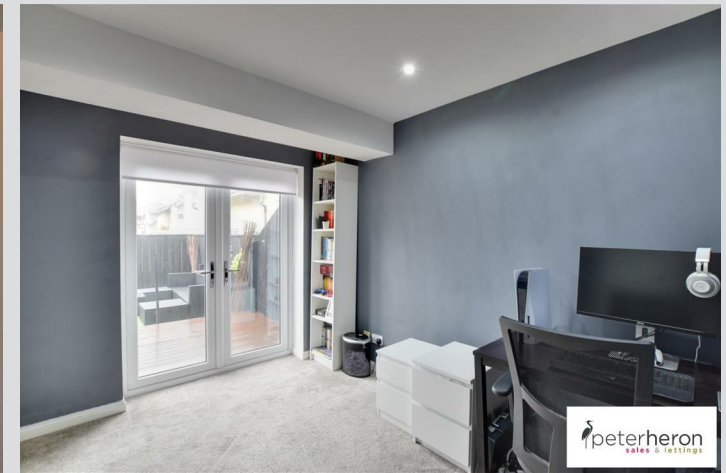
Wall mounted WC with concealed cistern, washbasin vanity unit with drawers under - attractive white suite with wall and floor tiles, LED downlights, wall mounted extractor unit, fitted mirror, chrome heated towel rail.

## Utility 5'10" x 6'1"



Base units with single drainer stainless steel sink unit and worktops, plumbing for washer, wall mounted gas combination boiler serving hot water and radiators, laminate flooring, single radiator, tiled splashbacks, wall mounted extractor unit, UPVC double glazed door leading into rear gardens.

## Bedroom 3 8'5" x 11'1"



LED downlights to ceiling, single radiator, UPVC double glazed French doors leading out into west facing rear gardens.

## First Floor Landing 8'5" x 11'1"

UPVC double glazed window to front taking in distant sea views, single radiator, telephone intercom system for front door, LED downlights to ceiling.



# MAIN ROOMS AND DIMENSIONS

## Dining Room 8'6" x 9'8"



Into bay with UPVC double glazed windows taking in sea views, tiled floor, single radiator, open plan to

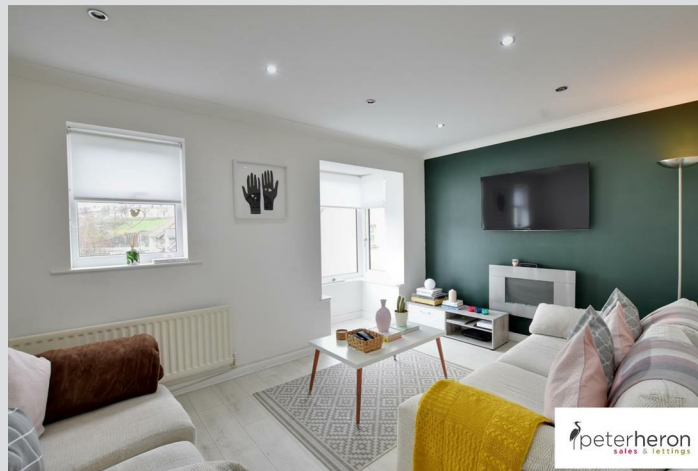
## Kitchen 8'6" x 8'6"



A selection of base and eye level units with solid timber

working surfaces over incorporating a 1 1/2 bowl sink unit with pedestal mixer tap, four burner gas hob with overhead extractor hood, built under electric oven, space for fridge freezer, tiled floor, tiled splashbacks.

## Lounge 14'11" x 12'4"



Into square bay with UPVC double glazed windows to the rear overlooking the marina, laminate flooring, contemporary design electric fire with remote control, wall preparation for flat screen TV, single radiator, LED downlights to ceiling.

## Second Floor Landing

UPVC double glazed window to front taking in sea views, airing cupboard with fitted shelving.

## Bedroom 1 (rear) 8'6" x 18'2"



Maximum dimensions into fitted wardrobes and into bay window with large UPVC double glazed windows taking in superb views to the west over the marina, single radiator, wall preparation for flat screen TV, access point to loft, LED downlights to ceiling.

## En-Suite Shower Room



Low level WC, pedestal washbasin and corner shower cubicle with fully tiled walls - white suite with tiled splashbacks, electric shaver point, single radiator, UPVC double glazed window.

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

**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

**Bedroom 2 (front) 8'6" x 12'5"**



Into bay with large UPVC double glazed windows taking in distant sea views and views over the river, built in wardrobes, single radiator.

**Bathroom 6'0" x 6'8"**



Low level WC, pedestal washbasin, panel bath - attractive white suite with tiled walls, tiled floor, ladder design heated towel rail, UPVC double glazed window to side, LED downlights to ceiling, extractor to wall.

**Outside**



Double length drive to the front with bin store and attractive border, leading to integral GARAGE with up and over door. Enclosed gardens to the rear with a west and south aspect taking in lovely views towards the marina with artificial lawns and a raised timber decked seating area accessed directly from bedroom 3.

## **Council Tax Band**

The Council Tax Band is Band D.

## **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 1/3/1995 and the Ground Rent is £124.80 per annum.

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

Any prospective purchaser should clarify this with their Solicitor.

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

**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

## 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

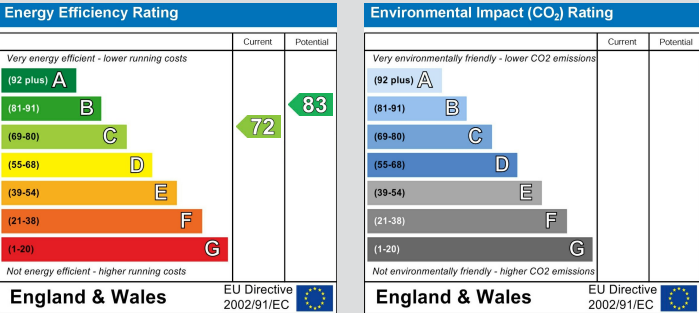
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman Fst

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



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

**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



