



**peterheron**

£675 PCM

**Topcliff, St Peters, Sunderland**





**peterheron**  
SALES & LETTINGS



This first floor flat situated close to the National Glass Centre on the popular North haven development offers a wonderful living space with stunning River and Harbour views.

Available Mid March 2026, the property features a bright and airy living room, fitted kitchen, two bedrooms and a bathroom and benefits from gas central heating and UPVC double glazing. Externally there are communal gardens and allocated parking.

Walking distance from the Marina, St Peters University Campus and the City Centre, the property is well placed for all amenities and is particularly ideal for Riverside walks and Sunderland's magnificent coastline with award winning beaches.

# MAIN ROOMS AND DIMENSIONS

## All on First Floor

### Reception Hall

Phone entry system and radiator. Built in cloaks cupboard with fitted shelving.

### Living Room 18'0" x 11'9"



Two UPVC double glazed windows with impressive river and sea views, feature fireplace, two radiators.

### Kitchen 9'9" x 6'11"



Base and eye level units with colour matching working surfaces incorporating single drainer sink unit, space for cooker, overhead extractor, space and plumbing for automatic washing machine, wall mounted gas combination boiler serving hot water and radiators, tiled splashbacks, fitted shelving, wall mounted extractor unit, UPVC double glazed window with river views, space for under bench fridge and freezer.

### Bedroom 1 13'5" x 10'8"



UPVC double glazed windows to twin aspects and radiator.

### Bedroom 2 9'10" x 8'6"



UPVC double glazed window and radiator.

### Bathroom



Low level WC, washbasin and panel bath with overhead shower - white suite with wall and floor tiles, fitted mirror, electric heater.

## Outside



Communal gardens and allocated parking space with additional shared guest parking.

### Lettings Important Info.

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested.

Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

### Lettings Viewing Appointment

To arrange an appointment to view this property please complete an online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

### Office Opening Hours

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

### Lettings Ombudsman

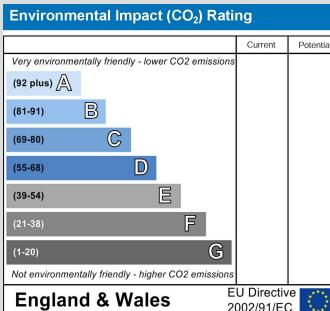
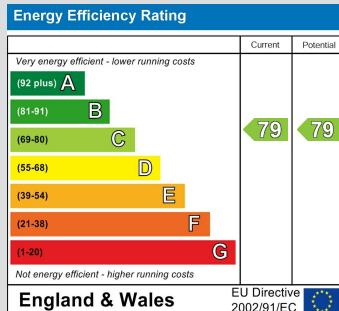
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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

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