







 peterhealy  
sales & lettings



Enjoying a highly sought after position on this well established Riverside development and commanding stunning coastal views to the rear taking in Sunderland Marina and Roker Pier, this four bedroom former "Show House" offers an exciting opportunity for those discerning families searching for a well maintained and spacious modern home by the coast.

Arranged over three floors, the property internally comprises:

Ground floor: entrance lobby, reception hall, shower room, utility and fourth bedroom/study.

To the first floor there is a living room with balcony taking in sea views, open plan dining room and kitchen with fitted appliances, whilst at second floor level there are three bedrooms and a family bathroom.

Benefiting from gas central heating and UPVC double glazing, the property externally has a drive to the front with integral garage whilst gardens to the rear offer a maintenance free space.

Within walking distance of Sunderland's magnificent coastline, the property is well placed for good schools and is particularly convenient for Sunderland City centre, Sheepfolds and St Peters University Campus. Something quite special, this delightful home is sure to command a huge level of interest and should be viewed as a matter of urgency to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

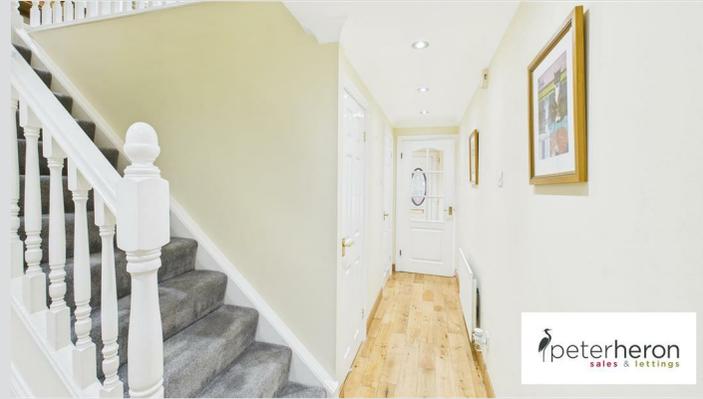
## Ground Floor

Access via UPVC entrance door.

## Entrance Lobby

Radiator.

## Reception Hall



Radiator, solid oak flooring, storage cupboard and stairs to first floor.

## Utility 12'0" x 5'6"



Wall and base units with countertops over incorporating single bowl stainless steel sink and drainer. Space for washing machine and tumble dryer. Radiator, UPVC door to rear and door to garage.

## Bedroom 4/Study 9'6" x 8'2"



Double glazed window to rear, solid oak flooring and radiator.

## Shower Room



Low level WC, washbasin and walk in shower cubicle, chrome heated towel rail.

## First Floor Landing



Stairs continue to second floor.

## Lounge 15'5" x 11'9"



Double glazed window to rear and UPVC sliding door to balcony with superb sea views, solid oak flooring, double radiator and feature fireplace.

## Kitchen/Diner 16'9" x 12'1"



Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood and fridge. 2x double glazed windows to front, radiator and 2 seater breakfast bar.

## Second Floor Landing



Access point to loft and storage cupboard.

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 1 15'3" x 8'9"



Double glazed bay window to rear with outstanding sea views, solid oak flooring, storage cupboard and radiator.

## Bedroom 2 13'6" x 8'9"



Double glazed window to front, solid oak flooring, radiator and storage cupboard.

## Bedroom 3 10'2" x 6'3"



Double glazed window to front, solid oak flooring and radiator.

## Bathroom



Low level WC, washbasin set into vanity unit and bath with shower attachment, fully tiled, chrome heated towel rail and double glazed window.

## Outside



Driveway providing off street parking to the front with integral garage. Low maintenance paved rear garden.

## Views



## 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.

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.

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.

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

## Sea Road Viewings

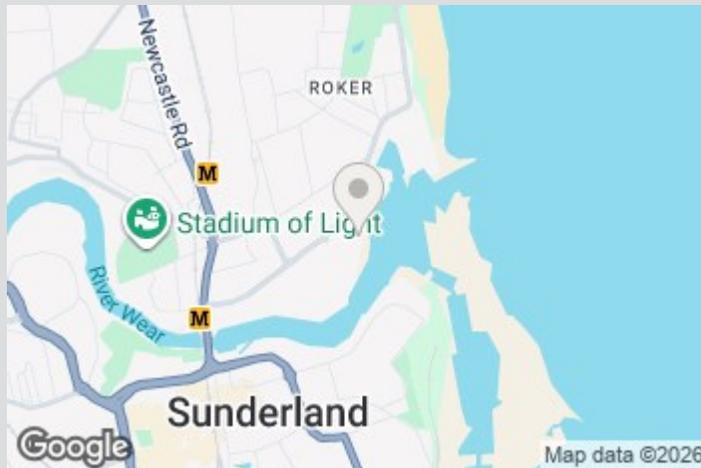
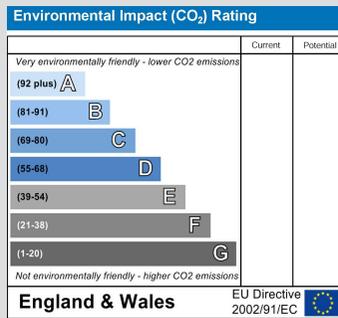
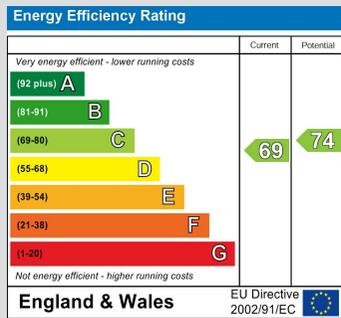
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

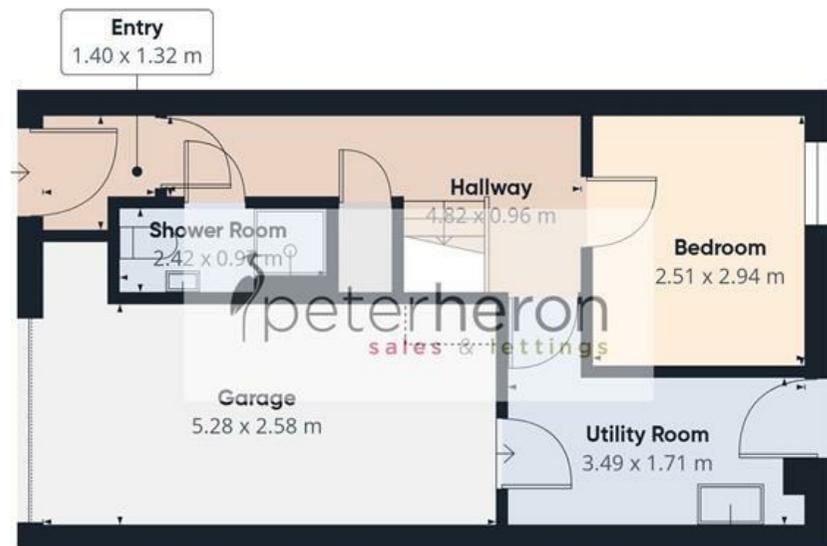
## Ombudsman

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



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



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

119.3 m<sup>2</sup>

Reduced headroom

0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 2