









Enjoying a highly sought after position on this fashionable marina development known as North Haven, we introduce a well modernised and tastefully appointed 3 bedroom, 3 storey townhouse. Boasting partial sea views to the front and marina views and west facing gardens to the rear, the property is just a short stroll from excellent amenities, award winning Blue Flag beaches and the riverside.

Internal accommodation includes reception hall, ground floor WC, bedroom 3 and utility. To the first floor a lounge and open plan dining kitchen whilst at second floor level there is a master bedroom with en-suite shower room, a second double sized bedroom and family bathroom. Benefitting from gas central heating and UPVC double glazing, the property has a double drive to the front and integral garage and is available with no upward chain. Internal viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

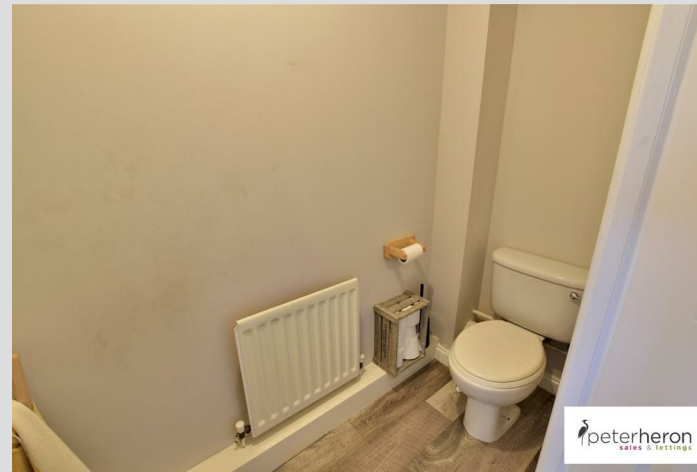
Accessed via an entrance door into the hall.

Hall



2 x radiators and staircase to first floor.

Cloakroom WC



Fit with a low level WC, wash basin, radiator and wood effect laminate flooring.

Bedroom 3 6'6" x 8'5"



With double glazed French style doors to the rear and a radiator.

Utility



Fit with base level units with a workbench over incorporating a sink, wall mounted boiler and door to the rear garden.

First Floor Landing

Double glazed window, radiator and staircase to second floor landing.

Dining Kitchen 15'7" x 8'5"



Fit with base and eye level units with work surfaces over incorporating a sink and drainer unit. Integrated appliances include an oven hob and extractor hood. There are part tiled walls, radiator and a double glazed bay window to the front.

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MAIN ROOMS AND DIMENSIONS

Lounge 14'5" x 9'7"



Double glazed bay window to the rear, radiator, gas fireplace with mantle and surround and coved cornicing to the ceiling.

Second Floor Landing



Double glazed window and a storage cupboard.

Master Bedroom 11'2" x 8'4"



Double glazed window to the rear with views overlooking the marina, radiator, fitted wardrobes and door to the en-suite.

En-Suite



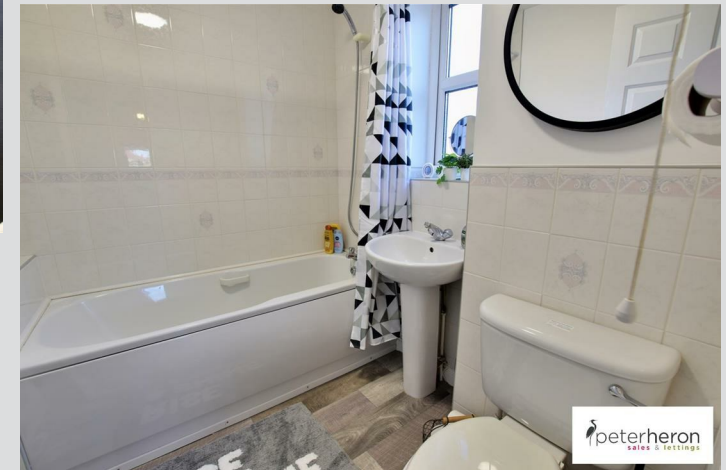
Fit with low level WC, wash basin set into vanity unit, step in shower cubicle, radiator and double glazed window.

Bedroom 2 9'10" x 8'6"



Double glazed window to the front, radiator and a fitted wardrobe.

Family Bathroom



Fit with low level WC, pedestal wash basin and panelled

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MAIN ROOMS AND DIMENSIONS

bath with shower head over. There's part tiled walls, double glazed window and a radiator.

Outside



There is a driveway to the front leading to a garage whilst to the rear there is a south west facing garden laid mainly to lawn.

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.

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Sea Road Viewings

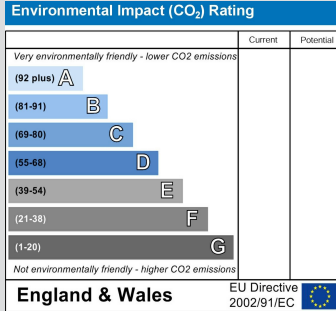
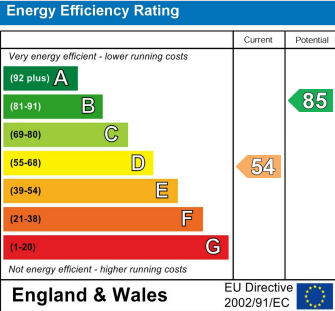
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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