









This beautifully appointed four bedroom, three storey town house, enjoys a wonderful position providing fabulous views to the rear overlooking the marina. Internally the spacious and immaculate accommodation on the ground floor is accessed via an entrance porch, connecting through to a hall with staircase to the first floor and a cloakroom/wc. There is living room to the rear providing views over the marina and patio doors to the garden. Completing the ground floor is a useful utility whilst to the first floor there is a double bedroom, a generous lounge with superb views over the marina and a fabulous kitchen / diner. The kitchen is fitted with an excellent range of stylish units and a selection of integrated appliances. To the top floor there is a principle bedroom with a luxury ensuite shower room/wc and two further bedrooms. Externally there is a driveway to the front providing parking for two cars, along with access to an integral double length garage and to the rear a delightful, low maintenance paved garden, providing a wonderful area to enjoy the views over the garden. Located within this popular development, the property is ideally placed for local amenities, marina and sea front as well as offering excellent transport connections. We highly advise arranging a detailed inspection to appreciate the standard of accommodation on offer and views this remarkable home has to offer!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Entrance Lobby

Double radiator. Doors to utility and entrance hall.

## Utility 6'11" x 6'1"



Double glazed window to front, wall and base units with countertops over incorporating a single bowl sink and drainer. Space provided for a washing machine. Radiator and wall mounted boiler.

## Entrance Hall



Radiator, stairs to first floor and doors to living room and WC.

## Living Room 10'11" x 12'4"



UPVC double glazed sliding patio doors to rear garden and radiator.

## Ground Floor WC



Low level WC with concealed cistern and washbasin, chrome heated towel rail and LED touch mirror.

## First Floor Landing



Stairs to second floor.

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# MAIN ROOMS AND DIMENSIONS

## Lounge 11'0" x 20'8"



Double glazed box bay window and double glazed window to rear. Feature fireplace and radiator.

## Kitchen/Diner 17'9" x 9'4"



Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer unit with mixer tap, integrated appliances include double oven with electric hob and hood, fridge freezer and dishwasher. Double glazed window to front and radiator.

## Bedroom 4 11'3" x 9'5"



Double glazed box bay window to front, radiator and built in mirror fronted sliding door wardrobes.

## Second Floor Landing



Storage cupboard and access point to loft.

## Bedroom 1 13'6" x 10'8"



Double glazed box bay window to rear, double radiator, built in mirror fronted sliding door wardrobes and built in wardrobes.

## En-Suite Shower Room



Low level WC and washbasin set into vanity unit, walk in waterfall shower, chrome heated towel rail and double glazed window.

## Bedroom 2 11'3" x 11'5"



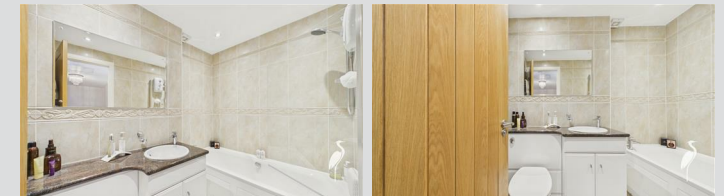
Double glazed box bay window to front, radiator and built in mirror fronted sliding door wardrobes.

## Bedroom 3 11'3" x 9'3"



Double glazed window to rear, radiator and built in wardrobes.

## Bathroom



Low level WC and washbasin set into vanity unit and bath with shower over, chrome heated towel rail.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Attractive block paved garden with stunning views across the river. Double driveway to front. Double garage with electric roller shutter door.

### Council Tax Band

The Council Tax Band is Band E.

### 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 01/03/1995 and the Ground Rent is £156.00 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.

### 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

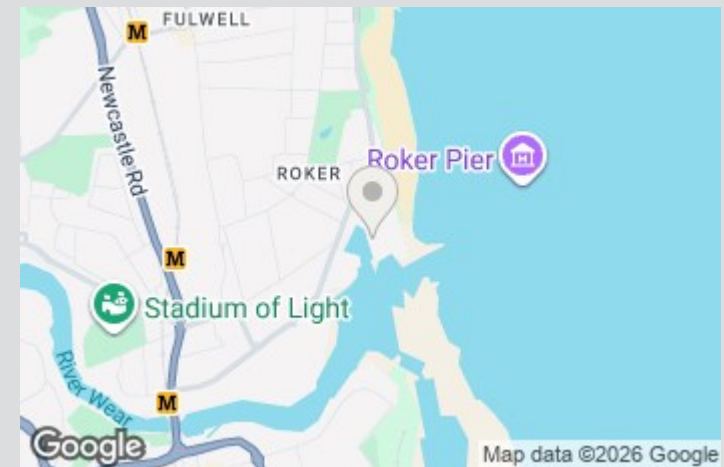
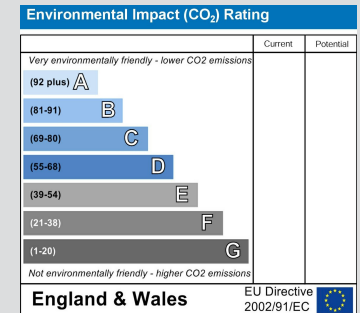
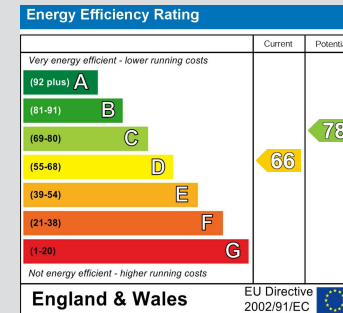
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

### Opening Times

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

### Ombudsman

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

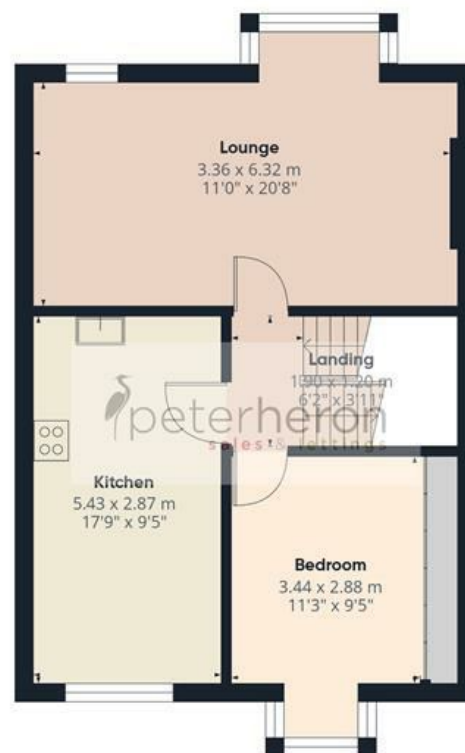


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Ground Floor



First Floor



Second Floor

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

161.2 m<sup>2</sup>

1736 ft<sup>2</sup>

Reduced headroom

0.4 m<sup>2</sup>

5 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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