





Rectangular Snip







Enjoying a beautiful courtyard position within the exclusive Marina development known as North Haven, set within the highly desirable coastal suburb of Roker, sitting adjacent to Sunderland's Marina Yacht club and award winning Blue Flag beaches, this popular larger style three bedroom two bathroom mid terraced home is perfect for those searching to live within this highly fashionable location.

Internal accommodation comprises reception hall, lounge sharing an open arrangement with dining room, kitchen with separate utility and ground floor WC, three well proportioned first floor bedrooms, en-suite shower room and family bathroom. Benefiting from gas central heating and UPVC double glazing, the property externally has landscaped gardens to the front with double drive, integral garage and beautiful courtyard gardens to the rear taking in views of the coastline and Roker Pier's Lighthouse.

Walking distance from a superb range of amenities including local bars, shops, restaurants and pubs the property is also convenient for The Stack at Seaburn, Sheepfolds and is walking distance from St Peters University Campus and City Centre. A beautiful home sure to command a huge level of interest. Internal inspection highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed Composite door to

Reception Hall

Radiator with radiator cover, UPVC double glazed window to front, interconnecting door to garage. Door to lounge.

Lounge 11'4" x 15'6"



UPVC double glazed window to front, single radiator, understairs storage cupboard, open plan to dining room.

Dining Room 8'3" x 8'5"



Radiator with radiator cover, coved cornicing to ceiling, UPVC double glazed French doors leading out into beautiful mature gardens with patio seating area taking in breath taking views of the Lighthouse and sea beyond.

Breakfasting Kitchen 7'10" x 9'1"



Good selection of base and eye level units with granite coloured working surfaces and upstands incorporating a single drainer stainless steel sink unit with pedestal mixer tap, five burner gas hob with tempered glass splashback and overhead extractor hood, integrated microwave and fan assisted oven, low level LED lighting to plinths, worktop lights, tiled splashbacks, UPVC double glazed window to rear overlooking gardens, large contemporary design wall mounted vertical column radiator, wood effect vinyl flooring, breakfast bar, integrated dishwasher, integrated under bench refrigerator, door to utility.

Utility



With cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators, single radiator, wood effect vinyl flooring, built in cupboards, single

radiator, UPVC double glazed door leading out into rear gardens.

Cloakroom/WC



Low level WC with concealed cistern and washbasin vanity unit with cupboards - white suite with tiled splashbacks, wood effect vinyl flooring, radiator with radiator cover.

First Floor Landing

Access point to loft and built in cupboard with fitted shelving.

Bedroom 1 14'6" x 13'7"



Maximum dimensions into fitted wardrobes and UPVC double glazed bay window taking in beautiful sea and lighthouse views, single radiator.

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MAIN ROOMS AND DIMENSIONS

En-Suite Shower Room



Low level WC, pedestal washbasin and corner shower cubicle - white suite with UPVC lined walls, electric shaver point, LED downlights, ceiling mounted extractor unit, tile effect vinyl flooring, single radiator.

Bedroom 2 (front) 11'4" x 12'0"



Into square bay with UPVC double glazed window to front, single radiator, bulk head cupboard with hanging rails.

Bedroom 3 (rear) 14'5" x 8'6"



Velux window, fitted wardrobes, single radiator.

Bathroom 7'3" x 8'5"



Low level WC, pedestal washbasin, panel bath with overhead shower and glass screen - white suite, attractive wall tiling, tile effect vinyl flooring, chrome ladder design heated towel rail, Velux window.

Outside



Attractive landscaped gardens to the front with a block paved drive providing off street parking for two cars leading to integral garage with remote control electric roller shutter door. Beautiful landscaped gardens to the rear with attractive lawns, established borders and patio seating area.

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MAIN ROOMS AND DIMENSIONS

Garage 8'0" x 16'11"

Space and plumbing for automatic washing machine and tumble dryer, space for fridge freezer, interconnecting door to reception hall.

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.

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Sea Road Viewings

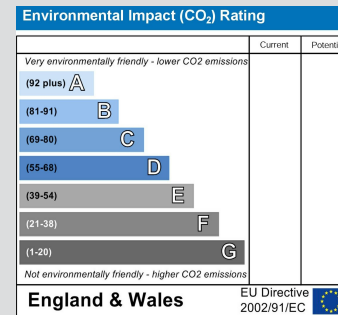
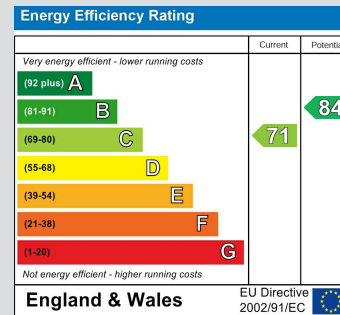
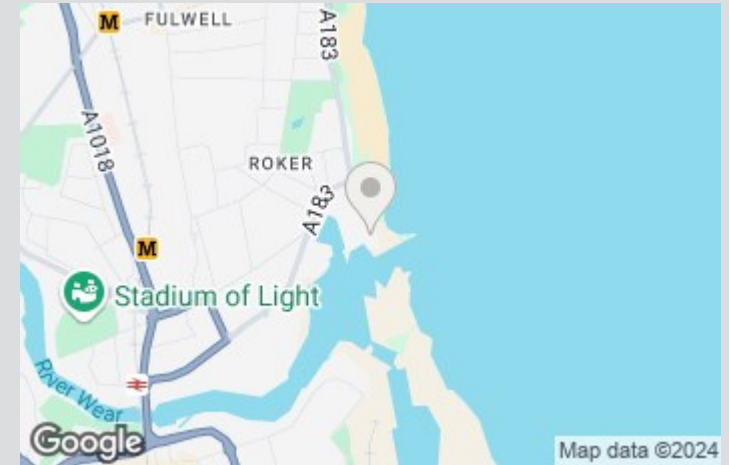
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

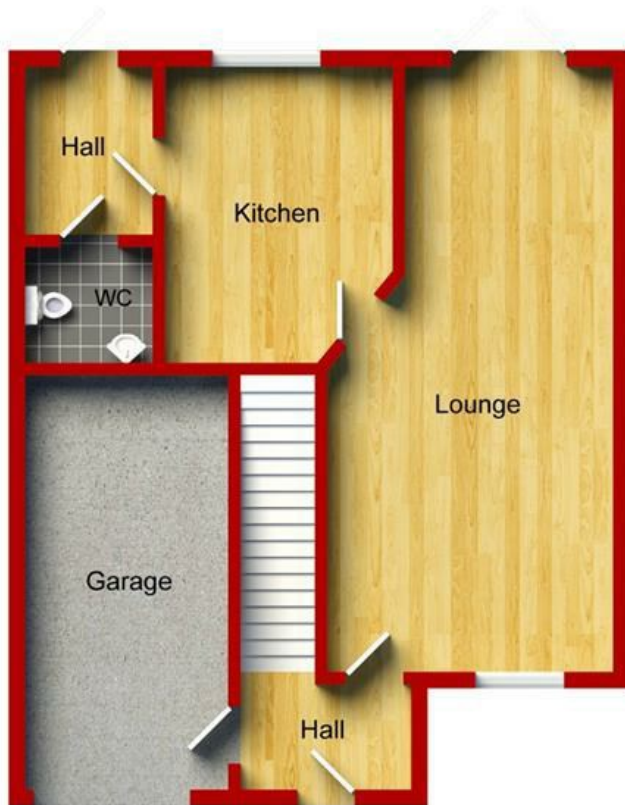
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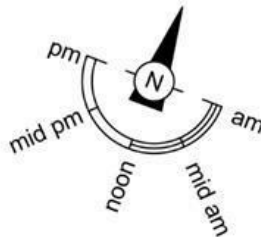
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Ground Floor
Approximate Floor Area
(59.10 sq.m)



First Floor
Approximate Floor Area
(52.30 sq.m)



4 Hallgarth Court