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Topcliff, St Peters Riverside, Sunderland

£299,950







This superb four bedroom town house, enjoys fabulous uninterrupted sea and river views to the rear within this ever popular location. The property internally comprises to the ground floor of an entrance lobby, hall with staircase to the first floor, a shower room/wc, a fourth bedroom and a useful utility. On the first floor there is a lounge with doors leading out on to a balcony that provides wonderful views and there is a modern kitchen / diner. To the top floor there are three further bedrooms and a family bathroom/wc. Externally there is a drive to the front, an integral garage and to the rear a wonderful garden with a lawn and patio area, along with established planted borders. The flexible accommodation is ideal for range of buyers including both families and professional couples. It is located close to a range of amenities including the magnificent coastline and marina, together with St Peters University Campus, Metro station and City Centre. We highly advise arranging an immediate internal inspection to appreciate the location, views and versatile accommodation on offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Lobby

Inner door leading through to hall.

Hall



Radiator, staircase to first floor, built in cupboard and doors to shower room, bedroom 4 and utility.

Shower Room



Modern suite comprising of a low level WC, mini washbasin set into vanity unit and step in shower cubicle with mains shower, ladder style radiator, tiled walls and floor, extractor fan.

Bedroom 4 9'6" x 8'2"



Double glazed window to rear providing views over the garden and seas beyond, and radiator.

Utility 11'4" x 5'7"



Fitted wall and base units with work surfaces over incorporating 1 1/2 bowl sink unit, space for washing machine and tumble dryer. Radiator and double glazed door to rear garden, wall mounted boiler and internal door to garage.

First Floor Landing

Doors to lounge and kitchen/diner. Staircase continues to the top floor.

Lounge 15'6" x 11'8"



Double glazed French door to rear balcony providing fabulous views over the sea, further double glazed window to rear, tall radiator and feature fireplace.

Kitchen/Diner 15'7" x 10'6"



Fitted with an excellent range of contemporary wall and base units with wood working surfaces over incorporating a breakfast bar and 1 1/2 bowl sink and drainer unit, integrated appliances include an oven, microwave, hob, dishwasher, fridge and freezer.

Top Floor Landing

Built in cupboard. Doors to bedrooms 1, 2 and 3 and the bathroom.

Bedroom 1 8'9" x 15'2" into bay



Box style bay window to rear providing superb elevated views towards the sea, and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 13'6" not including recess x 8'10"



Double glazed window to front and radiator.

Bedroom 3 6'5" x 10'3"



Double glazed window to front and radiator.

Bathroom



Modern suite comprising of low level WC with concealed cistern, washbasin set into vanity unit and P shaped panel bath with mains shower over, ladder style radiator, part tiled walls, tiled floor and double glazed window.

Outside



Driveway to the front providing off street parking whilst to the rear there is a delightful garden with lawn, patio and planted borders.

Garage

5.22 sloping ceiling to one area x 2.51. Integral garage with remote control roller shutter access door. Benefiting from power and lighting. Door to utility.

Aerial Photos



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

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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 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

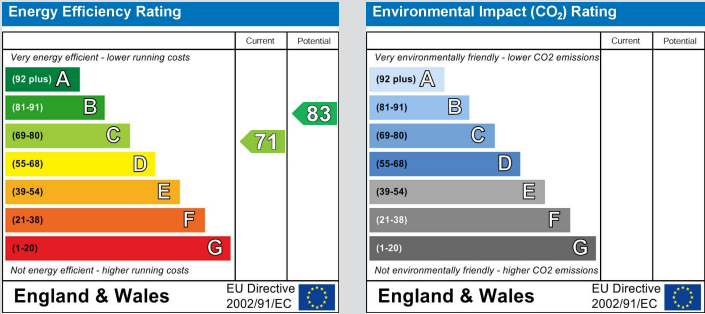
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MAIN ROOMS AND DIMENSIONS





Ground Floor
Approximate Floor Area
(42.27 sq.m)

First Floor
Approximate Floor Area
(42.27 sq.m)

Second Floor
Approximate Floor Area
(43.71 sq.m)

