



**Topcliff, St Peters, Sunderland, Tyne & Wear, SR6 0QD**

**£279,950**





# Topcliff, St Peters, Sunderland, Tyne & Wear, SR6 0QD



PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* THREE BEDROOMS \* RIVER VIEWS \* GARAGE \* CONSERVATORY \* GARDEN \* DRIVEWAY \* COUNCIL TAX BAND - D \* FREEHOLD \*

Nestled in the charming area of Topcliff, Sunderland, this delightful three-bedroom house presents an exceptional opportunity for both families and professional couples seeking a spacious and well-maintained home. Spanning an impressive 1,399 square feet, the property boasts versatile living space spread across three thoughtfully designed floors.

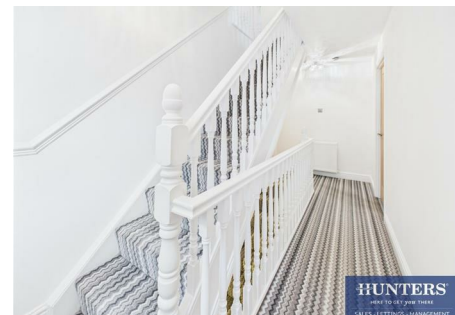
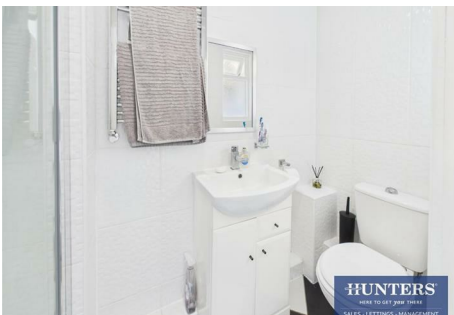
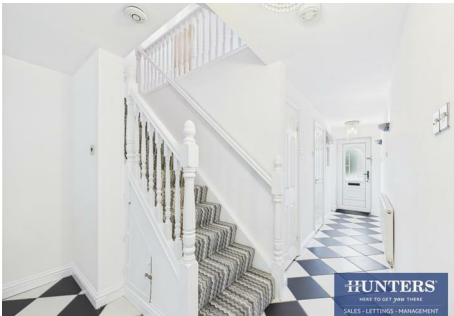
Upon entering, you are greeted by a welcoming entrance hallway that leads to a convenient downstairs shower room and WC. The ground floor features inviting reception rooms, including a bright conservatory with a new roof that overlooks a lovely garden, perfect for relaxation and entertaining. Additionally, a utility room and an integral garage door enhance the practicality of this home, while the driveway provides parking for vehicles.

The first floor is home to a large kitchen, complete with a range of fitted units. A separate living room, with patio doors leading to an outdoor balcony which benefits from having new flooring fitted recently, offers stunning views of the river, creating a serene space to unwind.

On the second floor, you will find three well-proportioned bedrooms and a recently renovated family bathroom, ensuring ample space for everyone. The flexible accommodation is designed to cater to a variety of lifestyles, making it a perfect fit for a range of buyers.

Conveniently located, this property is close to a variety of amenities, including the magnificent coastline and marina, St Peters University Campus, a Metro station, and the vibrant City Centre.

We highly recommend arranging an immediate internal inspection to fully appreciate the location, stunning views, and the versatile accommodation this home has to offer.





Topcliff, St Peters, Sunderland, Tyne & Wear, SR6 0QD



HALLWAY  
13'5" x 32'9"

BATHROOM  
7'9" x 30'4"

DINING ROOM  
11'3" x 9'6"

SUNROOM  
8'0" x 12'5"

UTILITY ROOM  
11'3" x 12'5"

GARAGE  
17'2" x 8'2"

KITCHEN  
10'6" x 15'5"

LIVING ROOM  
11'8" x 15'5"

BEDROOM 1  
17'0" x 8'10"

BEDROOM 2  
15'1" x 8'9"

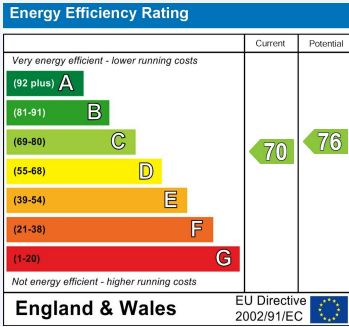
BEDROOM 3  
10'4" x 6'5"

BATHROOM  
7'8" x 6'3"



# ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## Viewings

Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

