















This fabulous three bedroom house, occupies a superb position within the sought after North Haven development. The property has been upgraded to a most impressive standard, providing stylish, ready to move into accommodation. Internally on the ground floor, the accommodation briefly includes an entrance hall, an attractive lounge through dining room with French doors to the rear garden and there is a superb modern fitted kitchen. From the kitchen, there is access to a useful utility / shower room/wc. On the first floor there are three well-proportioned bedrooms, one enjoying views towards the Marina and there is a stunning family bathroom/wc with walk in shower. Externally there is a generous block-paved driveway, an integral garage and a wonderful, low maintenance, landscaped garden to the rear. 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 a detailed inspection to appreciate the standard of accommodation on offer!



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door into the hall.

## Hallway



Attractive hall with part panelled walls, staircase to the first floor and a door to the lounge through dining room, there is also a door providing access into the garage.

## Lounge Through Dining Room 12'2" x 21'8"



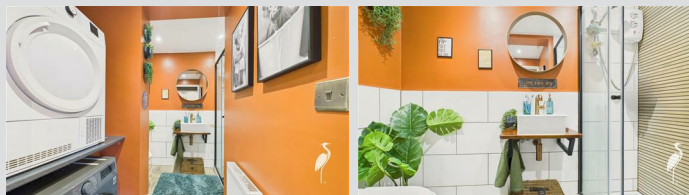
This delightful room enjoys a dual aspect with a double glazed window to the front, double glazed French doors to the rear, part panelled walls, built in storage cupboard and a door to the kitchen.

## Kitchen 14'10" x 8'3"



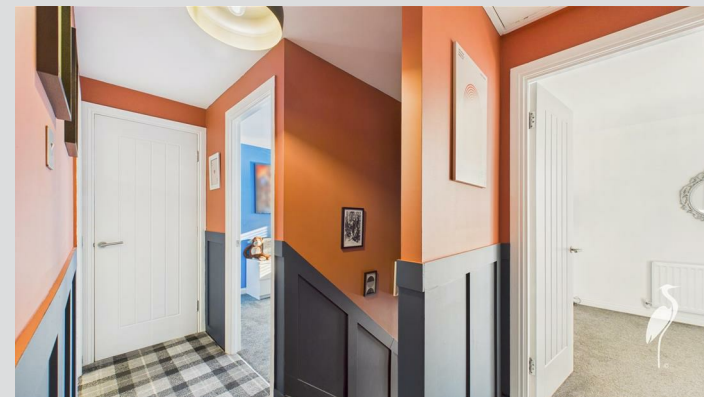
Fitted with an excellent range of stylish units with work surfaces over incorporating a 1/2 bowl sink and drainer unit, integrated appliances include a double oven, electric hob, space has been provided for the inclusion of a fridge freezer, there is a double glazed window to the rear and a door to the utility/WC.

## Utility/Shower Room 7'10" x 7'0"



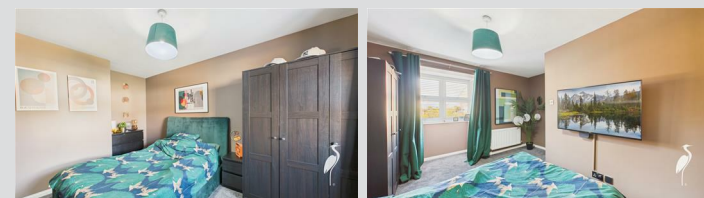
Space has been provided for the inclusion of a washing machine and tumble dryer, there is a radiator, low level WC, wash hand basin and a step in shower cubicle with a mains fed shower, part tiled walls.

## First Floor Landing



Part panelled walls, built in cupboard and doors leading off to the three bedrooms and bathroom.

## Bedroom 1 8'9" x 12'2"



Double glazed box bay window to the rear and a radiator.

## Bedroom 2 12'0" x 6'10"



Double glazed box bay window to the front providing views toward the marina and there is also a radiator and a built in wardrobe.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 8'3" x 12'0"



Double glazed window to the front, radiator and a built in cupboard.

## Bathroom



Impressive contemporary suite comprising a low level WC with concealed cistern, wash hand basin, a walk in shower with an electric shower, bath, ladder style radiator, tiled floor, part tiled walls and two double glazed windows.

## Outside



To the front of the property there is a generous block paved driveway providing parking as well as offering access to the integral garage with a roller shutter access door. To the rear there is an attractive low maintenance garden with artificial grass and a patio area.

## Views of the Marina



## Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Council TaxBand

The Council Tax is Band D.

## Viewings Srd

To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

## Important Notice

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.

Lease details, service charges and ground rent (where

applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

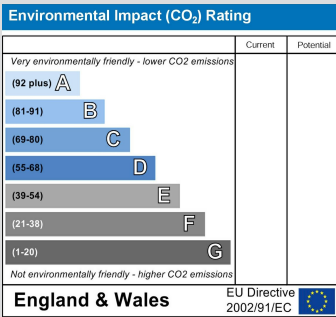
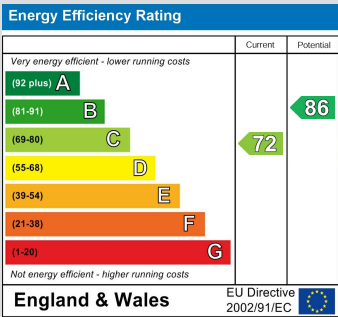
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## Opening Times

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

## Ombudsman

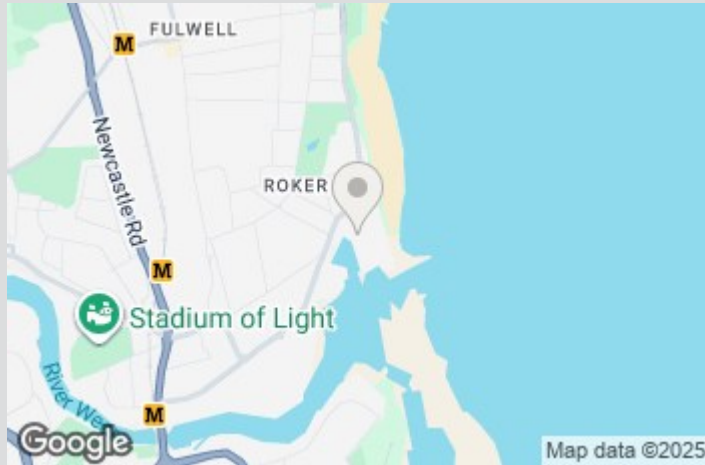
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

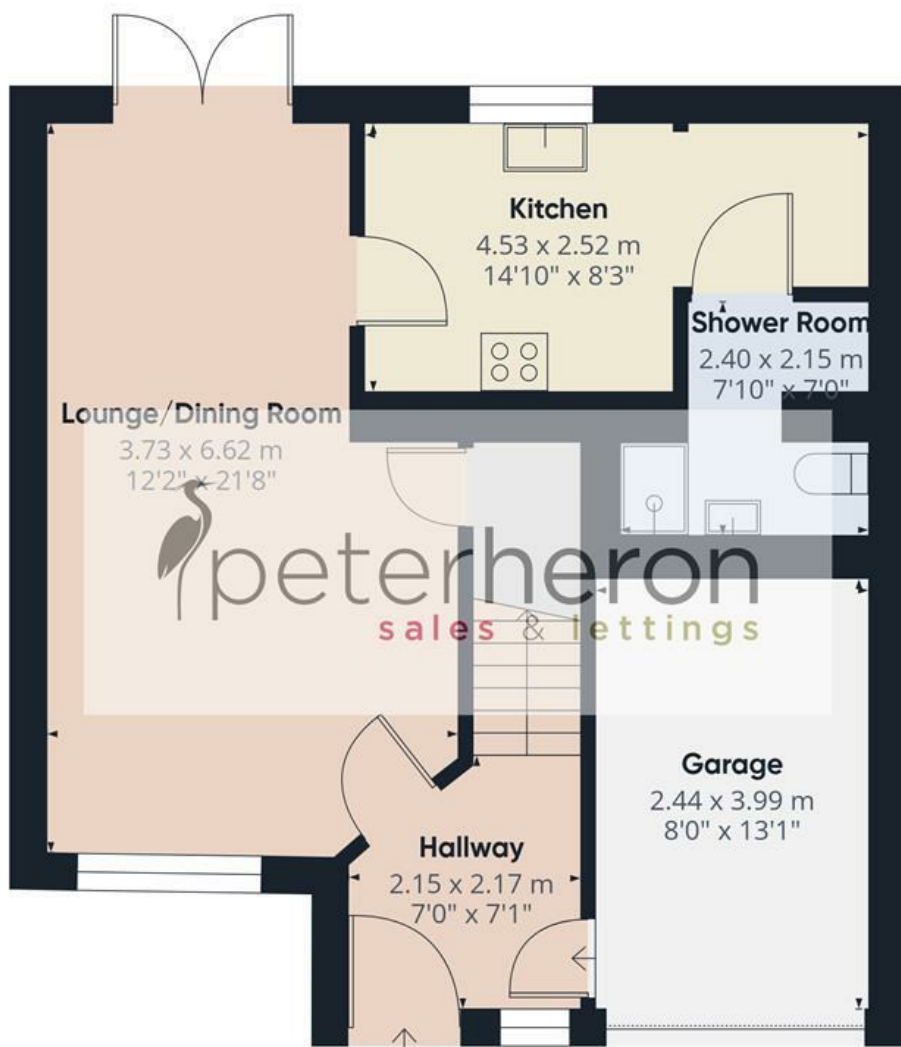
## MAIN ROOMS AND DIMENSIONS



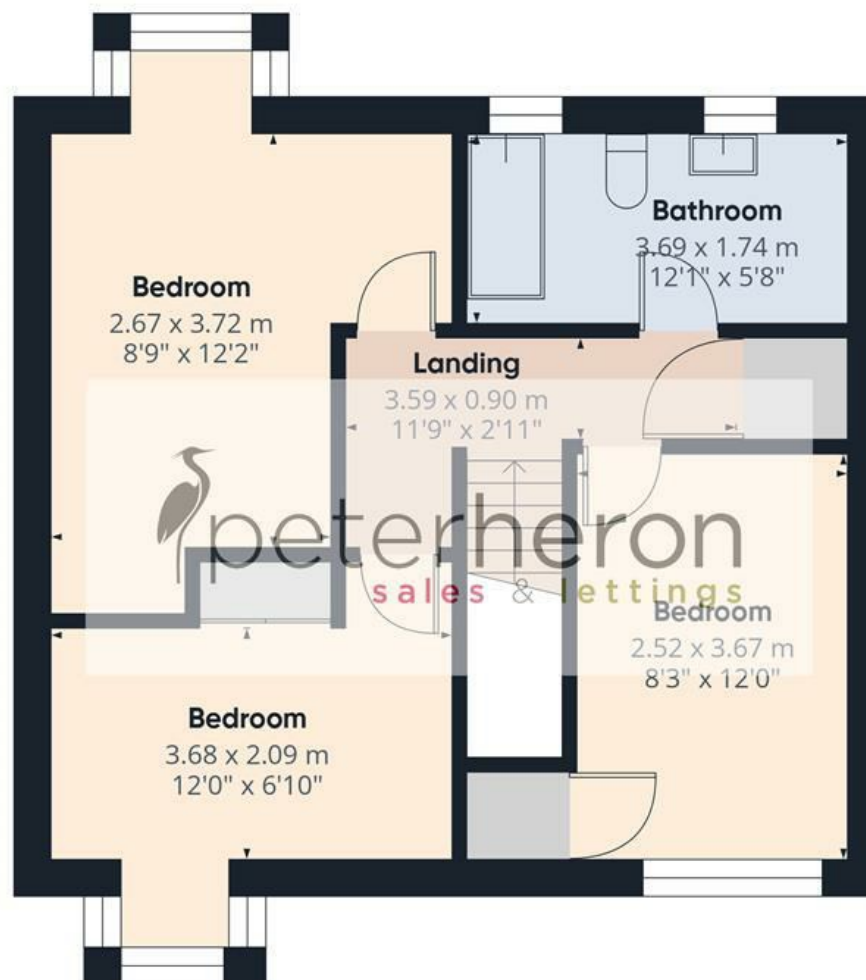
Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **0191 510 3323**

**Tried. Trusted. Recommended.** **City Branch** 20 Fawcett Street Sunderland SR1 1RH **Fulwell Branch** 15 Sea Road Fulwell Sunderland SR6 9BS





Ground Floor



First Floor

Approximate total area

98 m<sup>2</sup>

1055 ft<sup>2</sup>

(1) Excluding balconies and terraces

GIRAFFE360

