



17 Second Terrace,  
Sunderland Point, LA3  
3HT

17, Second Terrace, Sunderland Point

## *The property at a glance*

3  1  1 

- Three Bedroom Mid Terrace
- Fully Renovated Throughout
- Modern Kitchen and Utility
- Modern Four Piece Bathroom
- Four Allocated Parking Spaces
- Beautiful Rear Garden with Open Aspect Countrysie Views
- Idyllic Location on Sunderland Point
- EPC: D
- Council Tax Band: B
- Tenure: Freehold



Get in touch today

01524 401402  
info@gfproperty.co.uk  
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# £300,000

# Get to know the property



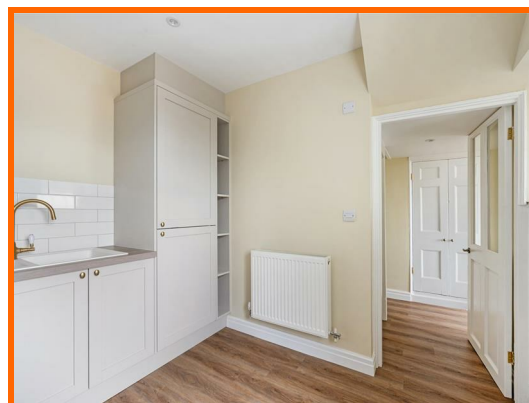
Nestled on the stunning peninsula of Sunderland Point, this home offers a delightful blend of character and modern living. The property has been thoughtfully renovated to create a warm and inviting atmosphere, perfect for families or those seeking a tranquil retreat.

Sunderland Point is accessed via a winding tidal road from the village of Overton - an impressive approach to the peninsula that truly entices you. 17 Second Terrace boasts bright and airy rooms set over three floors and is immaculately presented in neutral tones.

One of the standout features of this home is its beautiful views to the front over the river Lune towards the Bowland Fells, countryside and the Irish Sea to the rear providing a picturesque backdrop that is ever-changing. The unique location adds to the appeal, offering a strong sense of community while being just a stone's throw away from the natural beauty of the coastline. With nearby access to Lancaster and Morecambe, you're never too far away from local amenities, but benefit from a remoteness hard to find elsewhere.

Inside, the property boasts modern fittings that enhance the living experience without compromising its original charm. Each room has been designed to maximise space and light, creating a welcoming environment for both relaxation and entertaining.

This home is not just a place to live; it is a lifestyle choice, offering the perfect balance of comfort and scenic beauty. Whether you are enjoying a quiet evening in or hosting friends and family, this property is sure to impress. Don't miss the opportunity to make this characterful home your own in a location that is truly special.





### Front Porch

Floored with coir matting.

### Hallway

Central heating radiator, under stairs storage, wood effect luxury vinyl tile flooring, doors to front porch, living room, kitchen, utility and storage cupboard, stairs to first floor.

### Living Room

Double glazed wooden window, single glazed wooden window, central heating radiator, log burner with flagstone hearth, built in storage cupboard, wood effect luxury vinyl tile flooring.

### Kitchen

Spotlights, central heating radiator, wooden single glazed window with secondary glazing, wood effect laminate worktops, wall and base units, 1.5 composite sink with mixer tap and draining board, 4 ring electric hob, oven, integrated fridge freezer, plumbing for dishwasher, wood effect laminate flooring.

### Boot Room

Spotlights, 2x UPVC window, central heating radiator, laminate worktops, base units, plumbing for washing machine, space for tumble dryer, composite sink with mixer tap, cupboard with electric boiler, luxury vinyl tile flooring, wooden double glazed door to rear.

### First Floor Landing

Single glazed window with secondary glazing, spotlighting, doors to family bathroom and bedroom, stairs to second floor.

### Bedroom One

2x Single glazed windows with secondary glazing, central heating radiator.

### Family Bathroom

Spotlight lighting, double glazed window, towel radiator, panelled bath with mixer tap and tiled splashback, low level WC, direct feed rain head shower with rinse head, vanity wash basin with mixer tap, airing cupboard. Luxury vinyl tile flooring,

### Second Floor Landing

Spotlighting, single glazed window with secondary glazing, storage cupboard, doors to bedrooms two and three.

### Bedroom Two

2x double glazed wooden windows, central heating radiator.

### Bedroom Three

Double glazed window with secondary glazing, central heating radiator.

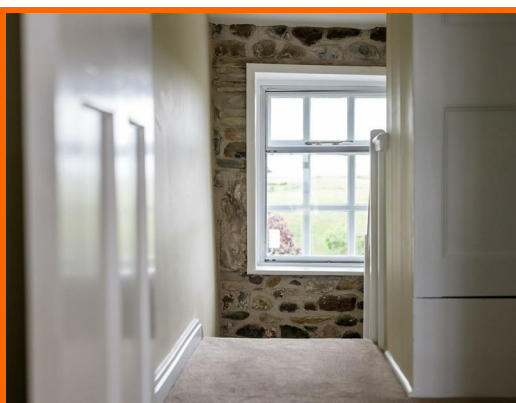
### Rear External

Yard, graveled area and lawn.

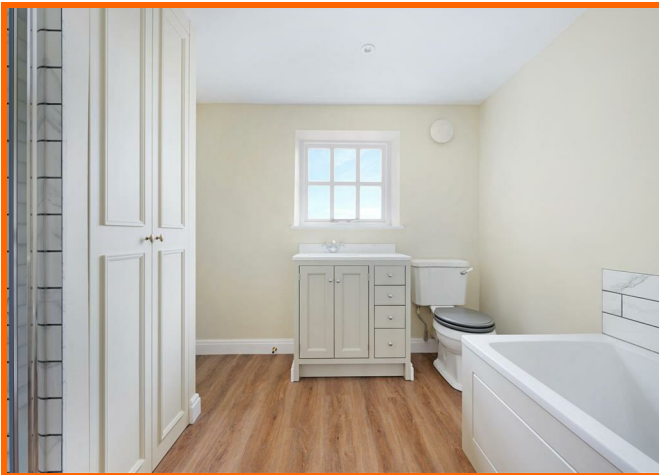
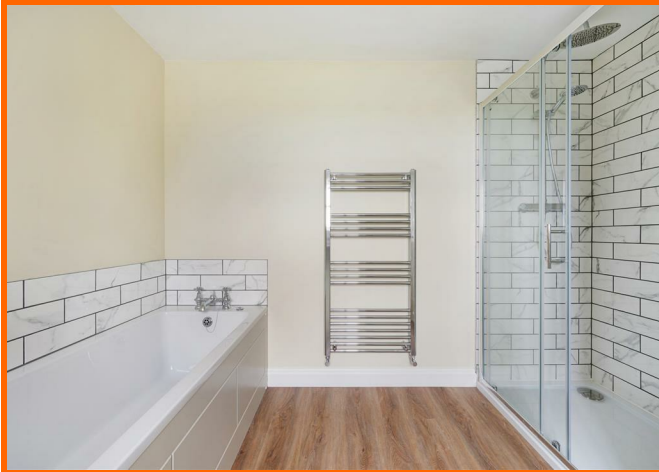
### Viewing By Appointment Only

Please park at the end of the public highway and walk through the village.

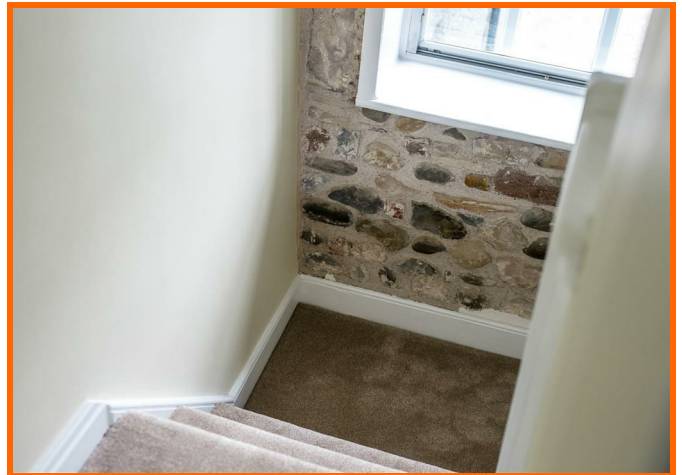
To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £60 inclusive of VAT and will be charged before the offer can be officially accepted.



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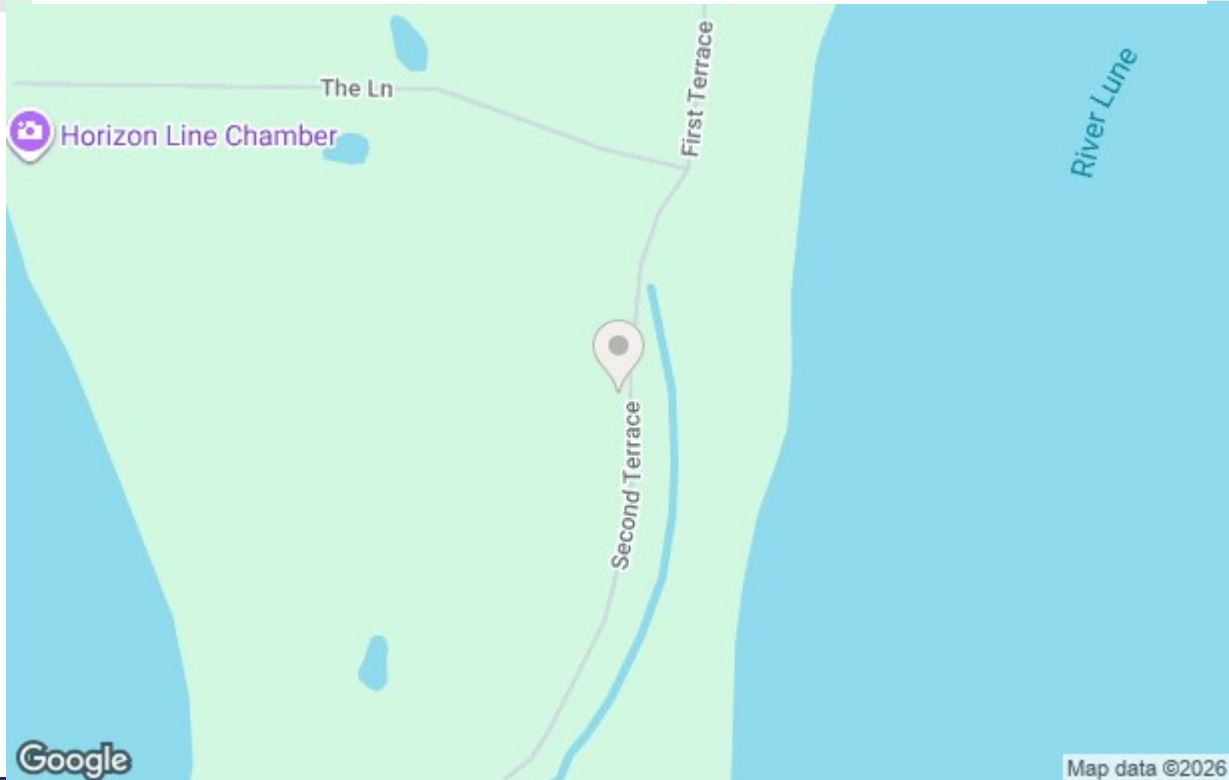
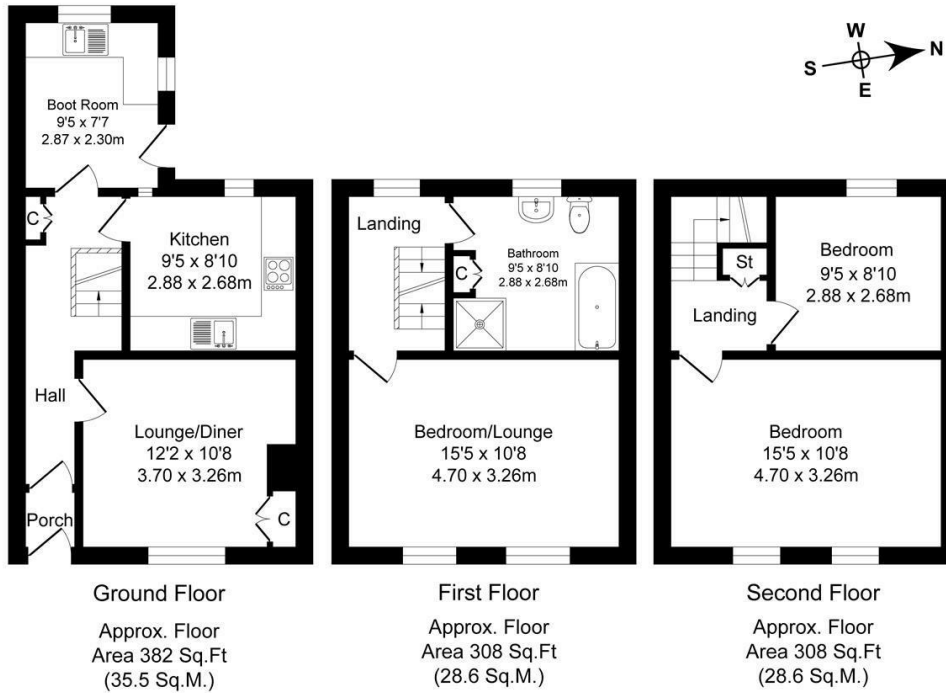
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# Take a nosey round

## Second Terrace

Total Approx. Floor Area 998 Sq.ft. (92.7 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
56	71		

Very energy efficient - lower running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not energy efficient - higher running costs

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC