



MICHAEL HODGSON

estate agents & chartered surveyors



TOPCLIFF, SUNDERLAND

£209,950

An immaculately presented 3 / 4 bedroom three storey town house set within the popular St Peters development being close to Roker Marina, Seafront and with good local transport links into the City Centre and boasts fantastic river and sea views that will not fail to impress all who view. The property benefits from living accommodation arranged over 3 floors briefly comprising of: Entrance Hall, WC / Shower Room, Study / Ground Floor 4th Bedroom, Utility and to the First Floor, Landing, Living Room with Balcony, Kitchen / Dining Room and to the Second Floor, landing, 3 Bedrooms and a Bathroom. Externally there is a front driveway leading to the garage whilst to the rear is a garden with paved patio area and lawn and enjoys stunning views over the river, piers and beyond. Viewing of his lovely property is highly recommended.

Town House	3 / 4 Bedrooms
Over 3 Floors	Living Room
Kitchen / Dining Room	Stunning River / Sea Views
Bathroom & Shower Room	EPC Rating: C



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Entrance Hall

The entrance hall has a Wood strip floor, radiator, storage cupboard, stairs to the first floor

WC / Shower Room

White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, towel radiator, shower with tiled surround, extractor

Bedroom 4 / Study

9'8" x 8'3"

Double glazed window, radiator, wood strip floor

Utility

5'8" x 12'0"

Range of floor and wall units, stainless steel sink and drainer with mixer tap, plumbed for washer, wall mounted gas boiler, radiator, door to the rear garden

First Floor

Landing, radiator

Living Room

12'3" x 15'7"

The living room has a double glazed window and double glazed French doors leading to a balcony that enjoys stunning river views, feature fire with gas fire, double radiator

Kitchen

15'7" x 10'9"

The kitchen has a range of floor and wall units, tiled splashback, integrated microwave, gas hob with extractor over, electric oven, stainless steel sink and drainer with mixer tap, integrated dish washer, wine rack, two double glazed windows, double radiator

Second Floor

Landing, loft access, storage cupboard

Bedroom 1

8'11" x 17'4"

Rear facing, double glazed box bay, radiator

Bedroom 2

15'5" x 8'10"

Double glazed window, radiator

Bedroom 3

6'5" x 10'7"

Double glazed window, radiator

Bathroom

White suite comprising low level WC and wash hand basin with mixer tap set in a vanity unit, bath with mixer tap and shower over, chrome towel radiator, tiled floor, recess spot lighting

External

Externally there is a front driveway leading to the garage whilst to the rear is a garden with paved patio area and lawn and enjoys stunning views over the river, piers and beyond

Garage

Integral single garage

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M I C H A E L H O D G S O N

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