









This recently modernised and upgraded home, provides spacious and stylish accommodation within the ever popular North Haven development. Internally the beautifully appointed interior includes a hall with staircase to the first and an attractive lounge that opens through to the dining with French doors to the rear garden. The stunning kitchen is fitted with an excellent range of contemporary units and there is a cloakroom/wc. On the first there is a master bedroom with en-suite shower room/wc, two further well-proportioned bedrooms and a superb modern shower room/wc. Externally there is a generous driveway to the providing off street parking for two cars, an integral garage with electric roller shutter door and a delightful, low maintenance garden to the rear with artificial grass and patio area. The property is ideally located for local amenities, shops and schools as well as the Sea front and beaches. There are also excellent connections to Sunderland City Centre and major road networks. We highly recommend viewing to appreciate the quality of accommodation this wonderful home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall

Radiator and staircase to first floor.

Lounge 12'1" x 12'0"

Double glazed window to front, radiator and the room opens through to

Dining Room 8'9" x 9'2"

Double glazed French door leading out to the rear garden, and radiator.



Kitchen 14'9" x 8'2"

This stunning kitchen is fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include double oven and an electric hob with extractor over, space for washing machine, double glazed window to rear.



Cloakroom/WC

Low level WC and mini washbasin set into vanity unit, radiator.

First Floor Landing

Bedroom 1 11'11" not including bay x 11'9" narrowing to 8'6"

Double glazed square style bay window to rear, radiator, fitted wardrobes.

En-Suite Shower Room

Low level WC, pedestal washbasin and step in shower cubicle with mains shower, radiator and double glazed window.

Bedroom 2 12'0" x 8'3"

Double glazed window to rear, radiator and built in cupboard.

Bedroom 3 12'1" x 6'10" not including fitted robes & bay are

Double glazed bay window to front, radiator and fitted wardrobes.

Shower Room

Modern suite comprising of a low level WC, washbasin set into vanity unit and a walk in shower with electric shower, tiled walls and floor, radiator and double glazed window.

Outside

Generous driveway to the front of the property providing off street parking for two cars, access to integral GARAGE with electric roller shutter access door. To the rear there is a delightful low maintenance garden with artificial grass and patio area.

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

MAIN ROOMS AND DIMENSIONS



Council Tax Band

We have been advised by our Clients this property is Council Tax Band D and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Freehold

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

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

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice Part 2

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.

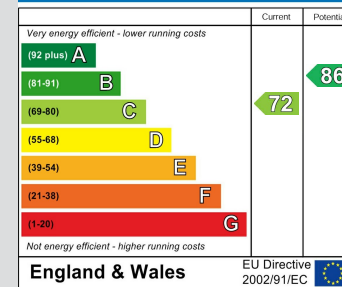
Opening Times

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

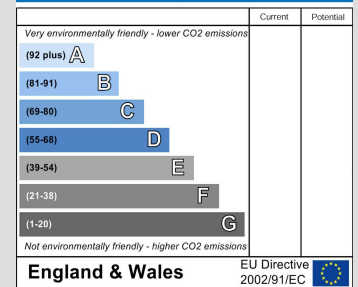
Ombudsman

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

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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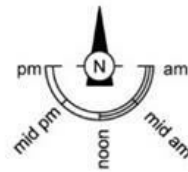
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Ground Floor
Approximate Floor Area
(39.82 sq.m)



First Floor
Approximate Floor Area
(47.72 sq.m)



18 Hamilton Court