



Topcliff, St Peters , Sunderland **£179,995**





YOUR MOVE





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£179,995



EPC Grade D

For full EPC please contact the branch

Property Description

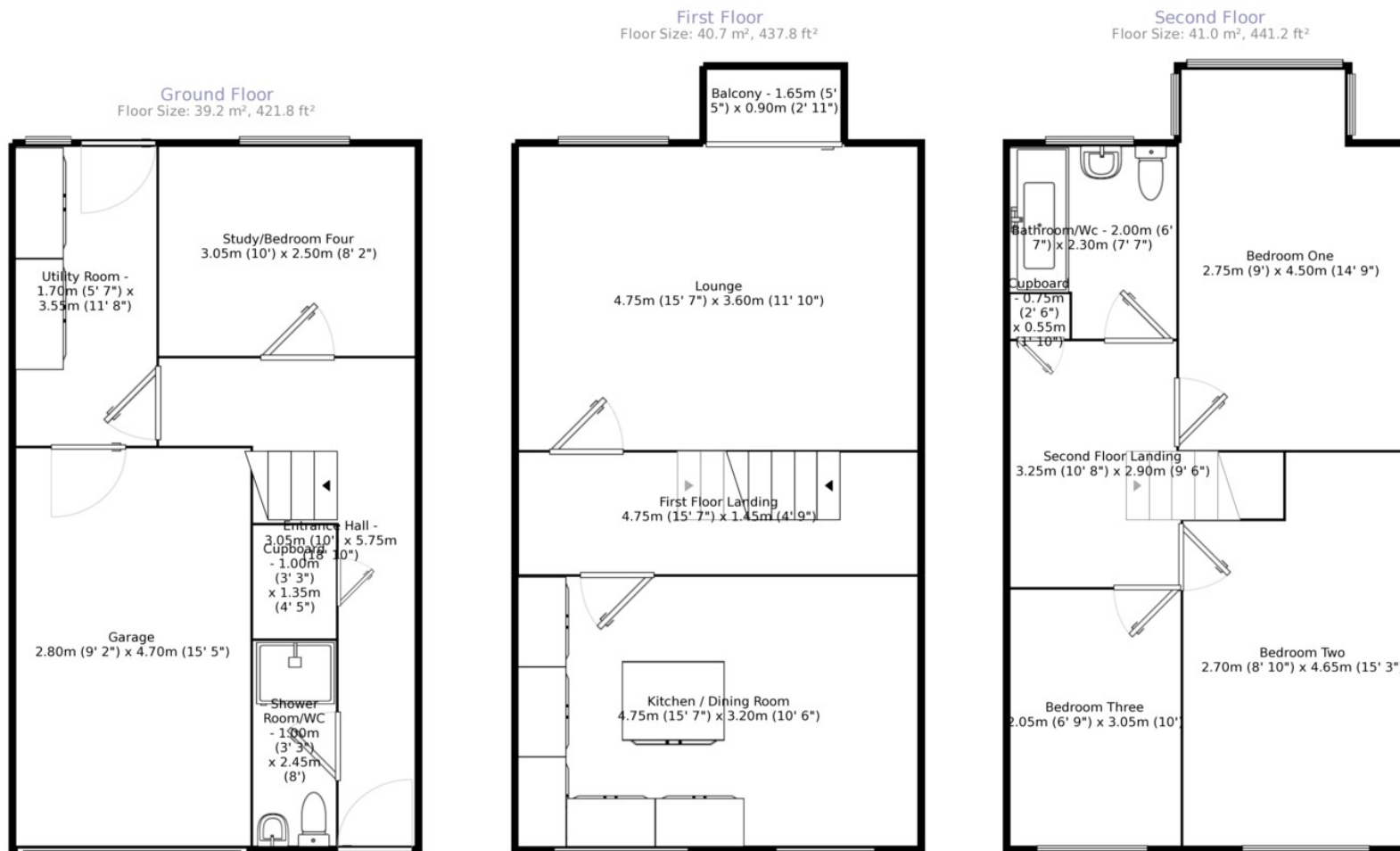
BOASTING STUNNING PANORAMIC VIEWS OF THE RIVER MOUTH - A BEAUTIFULLY PRESENTED FAMILY HOME - WITH AN IMPRESSIVE KITCHEN/DINING ROOM - Situated on the ever popular St Peters estate and with accommodation over three floors, briefly comprising; entrance hall, study/bedroom four, utility room to the ground floor. To the first floor, lounge with balcony, kitchen/dining room and finally to the second floor, three bedrooms and bathroom/wc. Externally to the front there is a driveway which leads to the integral garage and a low maintenance garden to the rear. Benefiting from gas central heating and double glazing. A copy of the EPC will be available on request. EPC Grade D.

Our View

An impressive family home situated on the river front boasting stunning panoramic views of the river mouth, which can be especially enjoyed via the lounge balcony. The stunning fitted kitchen which has been well planned suiting all your family needs also includes a family dining area. Accommodation over three floors this property will suit new and growing families.

Location

Located on ST PETERS RIVERSIDE, a very popular development located on the north bank of the River Wear. There is access to beautiful scenic walks along the river to Sunderland marina and the Coast beyond and with access for the city centre, Sunderland University and National Glass Centre.



Measurements are approximate. Not to scale. For illustrative purposes only.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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