

# HERRIOT GARDENS

SUNDERLAND



**McCARTHY STONE**  
*Life, well lived*

## **CONTENTS**

Sunderland

Herriot Gardens

Development features

Property details

*WELCOME*

Long country walks. Slow  
summer Sundays. Crying at  
movies. Bank holiday Mondays.  
Hugging and kissing. Cheering  
them on. Fresh sheets, soft  
pillows. Your favourite song.  
McCarthy Stone. Life, well lived.



Home

Sunderland

Herriot Gardens

Development features

Property details

## VIBRANT CITY LIVING ON THE COAST.

Sunderland certainly ticks all the boxes. Fantastic shopping. Tempting eateries. Great community spirit. Lovely parks and green spaces. Beautiful coastal walks and beaches. Excellent travel connections. This thriving city has something for everyone.

### **FIND YOUR HAPPY PLACE IN SUNDERLAND.**

Set within a conservation area you'll find Herriot Gardens. The development is designed with the over 60s in mind and is built to high standards. It's the ideal place to live life well.

---



## Sunderland

Herriot Gardens

Development features

Property details





## LIVE LIFE YOUR WAY.

Whatever you love doing in life, you'll find Herriot Gardens is ideally situated to help you take full advantage of the city and surrounding area. Hop on a bus that stops almost outside the development and you'll be whisked to the main shopping area in less than five minutes. When the mood takes you, it's an enjoyable one-mile stroll.

The main shopping area boasts a mix of high street retailers, boutiques and independent shops. There's also a large shopping centre. Foodies will be delighted by the choice of cafés, traditional pubs and mouth-watering restaurants.

The city is proud of its vibrant cultural scene. The Empire Theatre offers a varied programme of performances, while the Empire Cinema screens all the latest blockbusters. The city has also hosted eye-catching events, such as a high-wire spectacle across the River Wear. The Sunderland Museum, Library and Winter Gardens are always worth a visit. Between matches,

Sunderland FC's impressive stadium hosts music concerts.

If you enjoy afternoon walks, the beautiful Mowbray Park is close to Herriot Gardens. One of the oldest parks in the North East of England it features a band stand, and a lake. Less than four miles from the development is Seaburn, a popular beach for enjoying the sea air while tucking into fish and chips or an ice cream.

There's lots to explore beyond the city. Beamish is an open-air museum telling the story of life in the region from the 1820's onwards. Alnwick Castle has over 950 years of history to discover. The majestic solitude of the North York Moors is an hour away by car. In contrast, the bustling city of Newcastle is just a 15-minute drive.

Sunderland has superb travel links. The city's train station offers regular connections to Yorkshire, the North West and South of England. The A19 is in easy reach, taking you to Newcastle, Middlesbrough and York.



A1231

A1231

TOWARD ROAD

MOWBRAY ROAD

MOWBRAY ROAD

RYHOPE ROAD

McS

GRAY ROAD

ASHBROOKE  
SCHOOL

TOWARD ROAD

BACKHOUSE  
PARK

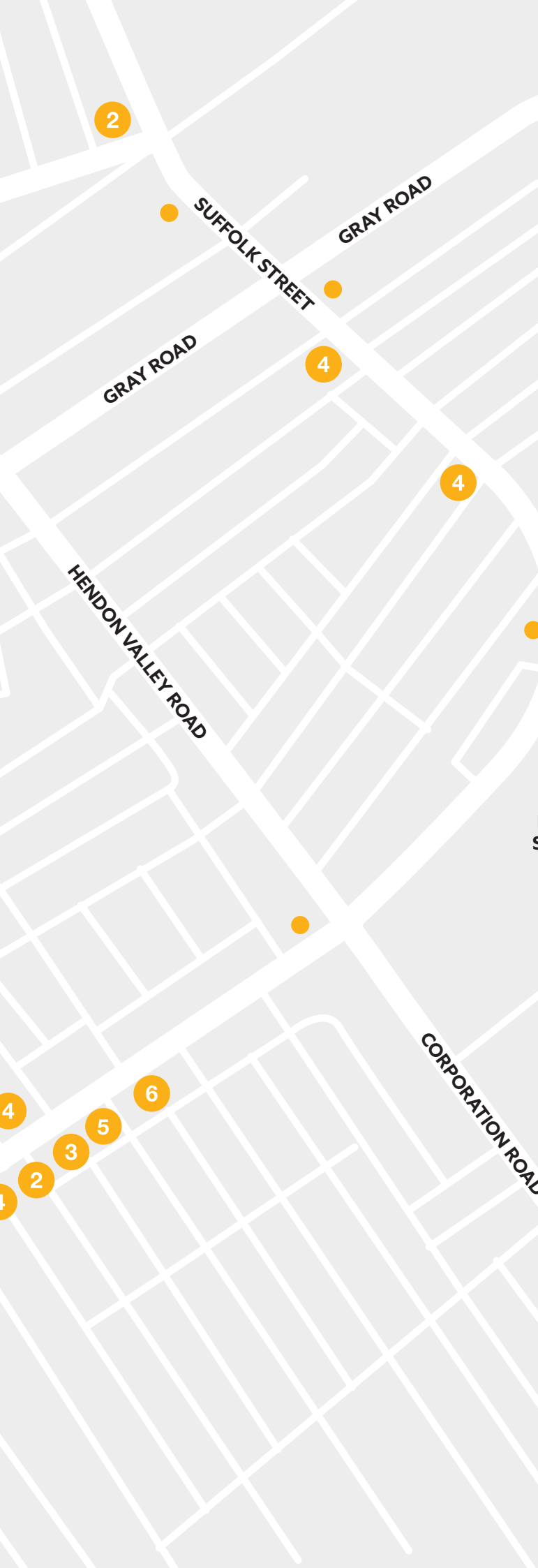
RYHOPE ROAD

VILLETTE ROAD

1

4





## HERRIOT GARDENS

**McS** Gray Road, Sunderland,  
Tyne & Wear, SR2 8HG

### MAP KEY.

- 1 Florist
- 2 Pharmacy
- 3 Convenience Store
- 4 Bakers
- 5 Post Office
- 6 Surgery
- Bus Stop



# “STRICTLY NIGHTS WITH FRIENDS.”

Beryl,  
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.

# Sunderland

## Herriot Gardens

### Development features

### Property details

## THE MIX OF TRADITIONAL AND MODERN DESIGN.

On first sight your eyes will be immediately drawn to the traditional style of the development's exterior. The ornate brickwork and pitched roofs of Herriot Gardens are a complement to the historic character of the area.

You'll find this thoughtful design continues when you walk through the entrance. This area offers a warm welcome to homeowners, friends and family members alike. It then leads you seamlessly into the social heart of the development, the communal lounge.

This is where our community can spend time together. From catching up over a morning coffee to an evening social event, it's always filled with sparkly banter. Of course, if you just want to settle down on your own with a good book or a newspaper, there are quiet spots too.

The lounge offers easy access to the landscaped garden that wraps itself around

the development. You'll immediately step onto a large patio. Filled with comfy seating, it's an ideal spot for soaking up some sun come the warmer months. From here you can follow a pathway that arcs across the lush green lawn, leading to another patio area.

As you walk, you can take a moment to admire the many immaculate beds and borders. Each plant, shrub and tree has been carefully selected to give this oasis of tranquillity a charm all of its own. Filled with vibrant colours and subtle hues, it's a garden for all seasons.

You don't need to wrestle with a lawnmower or pick up a trowel to keep it looking picture perfect either. We maintain all the outside spaces for you. So not only is the garden a pleasure to look at, it's also effortless to enjoy.













## MORE FEATURES.

### **GUEST SUITE\***

Having friends or relatives over and would like them all to stay the night? You can book them into the development's Guest Suites, which have en-suite facilities.

### **HOBBIES ROOM**

This large, dedicated room is where shared interests can be enjoyed with others. It has easels for painting, a supply of art materials and wide tables for crafts or a couple of jigsaws. There are mats for yoga too.

### **LIBRARY**

Home to a book collection that can be enjoyed by everyone.

### **HOUSE MANAGER**

Ensures the development is well maintained alongside arranging social activities that help build a strong sense of community.

### **PETS WELCOME**

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

### **MOBILITY SCOOTER CHARGING**

Easily accessible space available to where mobility scooters can be charged safely and securely.

### **PARKING\***

Spaces are available for purchase.

\*Additional charges apply. Subject to availability.





Sunderland  
Herriot Gardens  
Development features  
Property details

## MADE FOR LIVING WELL.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Herriot Gardens is no exception.

Comprising 59 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring throughout.

### HOW TO BUY.

Whether you are purchasing or renting your apartment at Herriot Gardens, we will help you every step of the way. If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail







Sunderland  
Herriot Gardens  
Development features  
Property details





# YOUR NEW HOME IN DETAIL.



## GENERAL

- Double glazing to all windows
- Balcony or patio to all apartments
- Walk-in or fitted wardrobes to all master bedrooms
- Telephone and television point in living room and bedroom(s)
- NHBC 10-year warranty
- Sky/Sky+ connection point in living room\*



## KITCHEN

- Fitted kitchen with integrated Bosch appliances (fridge freezer, ceramic hob, oven and cooker hood)
- Stainless steel splashback
- Stainless steel sink
- Lever mixer taps



## SHOWER ROOM

- Level access shower room with slip resistant tiling
- White sanitary ware with high quality fittings
- Additional WC in selected two bedroom apartments
- Illuminated mirror with integrated shaver socket
- Heated towel rail



## HEATING AND FINISHES

- Electric panel radiators
- Neutral décor
- Oak veneered doors
- Chrome door furniture and fittings



## SAFETY AND SECURITY

- Door camera entry system which is linked to your own TV
- 24-hour emergency call system with a personal pendant alarm
- Intruder alarm and smoke detector
- Illuminated light switches to hall, bedroom(s), shower room and additional WCs

This specification is for guidance only, items may vary. Please check with your Sales Consultant for further details. Images are indicative only. \*Sky/Sky+ subject to Sky subscription

COFFEE + RECORD



# “I’M MORE NEW AGE, THAN OLD AGE.”

Charlotte,  
McCarthy Stone homeowner.

Charlotte is always looking for her next new project, whether it’s joining the local running club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?  
Find out how you could make the move to  
Herriot Gardens, Sunderland.

**CALL 0800 201 4106**  
**VISIT [McCARTHYSTONE.CO.UK/  
HERRIOT-GARDENS](https://www.mccarthystone.co.uk/herriot-gardens)**

A large print version of this brochure is available on request.

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Images are indicative and facilities vary by location. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

April 2022



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

To find out more, call **0800 201 4106**  
or visit [mccarthystone.co.uk/herriot-gardens](https://mccarthystone.co.uk/herriot-gardens)

**McCARTHY STONE**  
*Life, well lived*