

Hawarden Crescent  
High Barnes  
Sunderland  
SR4 7NJ



# Hawarden Crescent

£149,995

## INTRODUCTION

LARGE FAMILY SIZE 4 BEDROOM MID TERRACE HOUSE – 1 BEDROOM DOWNSTAIRS AND 3 BEDROOMS UPSTAIRS PLUS IMPRESSIVE BATHROOM - STUDY PLUS RECEPTION ROOM AND KITCHEN - DOUBLE FRONTED - GREAT LOCATION - READY TO MOVE INTO

## ENTRANCE HALL

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, modern electric consumer unit and electric meter. Radiator. Door leading off to staircase and study. Door leading off to lounge.

## STUDY

Formally a bedroom, this room has a fixed staircase leading to the first floor but could still be used as perfect study area. Comprising; laminate wood-effect flooring, radiator, white uPVC double-glazed window front facing. Free standing display cabinet. Condensing dryer.

## LOUNGE THROUGH DINING ROOM

Fabulous through room with laminate wood-effect flooring, white uPVC double-glazed bow window front facing. Double radiator and further double radiator in the dining area. White uPVC double-glazed window overlooking the rear courtyard. 2 doors leading off to the entrance hall. Door leading off to bedroom 1. Door leading off to kitchen.

## KITCHEN

Laminate wood-effect flooring, 2 white uPVC double-glazed windows facing out onto rear courtyard. White uPVC double-glazed door leading out to rear courtyard. Fitted kitchen in a white finish with black handles and contrasting laminate work surface. Stainless steel sink with single bowl, single drainer and matching Monobloc tap. 4 ring gas hob with extractor chimney. Integrated electric oven with integrated microwave above. Built-in cupboard housing the Combi boiler.

## BEDROOM 1

Laminate wood-effect flooring, radiator, white uPVC double-glazed window rear facing with views over courtyard. Double wardrobe with sliding mirrored doors.

## FIRST FLOOR LANDING

4 doors leading off; 3 to bedrooms and 1 to bathroom.

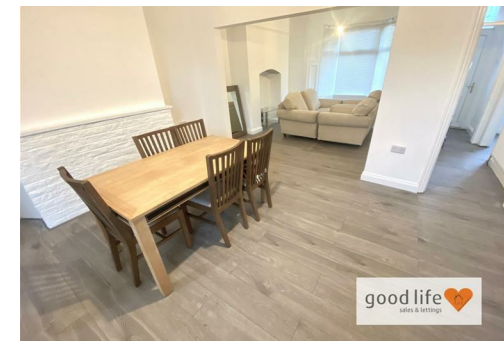
## BEDROOM 2

A large double bedroom with carpet flooring, radiator, white uPVC double-glazed windows front facing.

Local Authority

Council Tax Band B

EPC Rating



## Contact

0191 565 6655

info@goodlifelives.co.uk

www.goodlifelives.co.uk