









A superbly presented three bedroom, two reception room mid terrace property, providing spacious and attractive accommodation, ideally situated on Hawarden Crescent within this popular area of High Barnes. The internal accommodation on the ground floor includes an impressive hall with a staircase to the first floor, lounge to the front and a dining room to the rear, both with feature fireplaces. There is a modern kitchen, featuring luxury worksurfaces and French doors to the courtyard, a bathroom with roll top bath and there is a bedroom, completing the ground floor accommodation. On the first floor there are two generous double bedrooms. Externally there is a small forecourt area to the front and to the rear a courtyard with roller shutter access door. This convenient location provides easy access to local shops, Sunderland Royal Hospital, Barnes Park, Sunderland University, Sunderland City Centre and there are excellent connections to major road links including the A19. Benefits of the property include UPVC glazing and gas central heating to radiators. With no upper chain involved, viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Hall



Staircase to the first floor, built in storage cupboard and radiator.

Lounge 12'10" x 13'4" into alcove



Double glazed bow window to front, radiator and feature fireplace.

Dining Room 12'11" x 12'6" into alcove



Double glazed window to rear, radiator and feature fireplace. Door to kitchen.

Kitchen 11'11" x 8'1"



Fitted with a range of wall and base units with work surfaces over incorporating Belfast style sink unit, integrated appliances include fridge and freezer, space for cooker and washing machine, double glazed window and double glazed French door to courtyard, tiled floor, radiator and door to bathroom.

Bathroom



Modern suite with low level WC, pedestal washbasin and rolled top style bath with shower attachment, part tiled walls, tiled floor, radiator and double glazed window.

Bedroom 3 9'4" x 6'11"



Double glazed window to rear and radiator.

First Floor Landing

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 18'10" x 5'6" extending to 10'2"



Approximate measurements as sloping ceiling. Double glazed window to rear, Velux window and 2x radiators.

Bedroom 2 14'8" x 9'2"



Approximate measurements as sloping ceiling. Double glazed window to front, built in cupboard and radiator.

Outside



To the rear a courtyard decked area, paving and roller shutter access door.

Council Tax Band

The Council Tax Band is Band B.

Tenure Freehold

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

Important Notice - Particulars

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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 £300.00 by Movewithus Ltd.

Fawcett Street Viewings

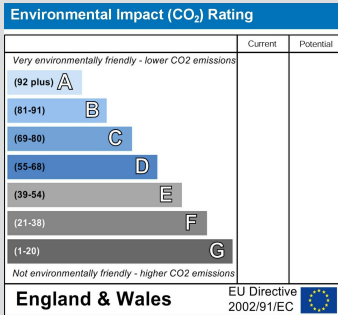
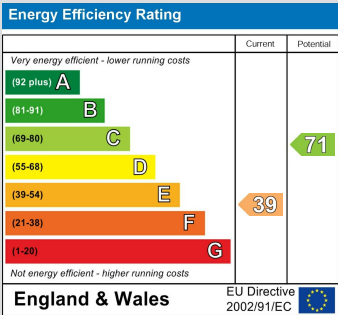
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

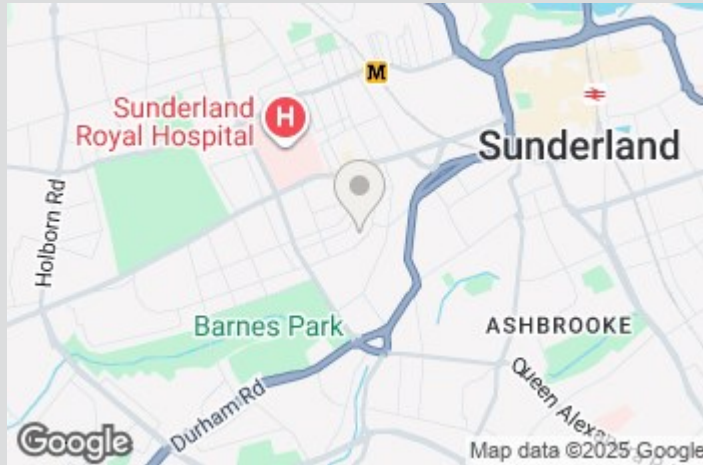
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MAIN ROOMS AND DIMENSIONS

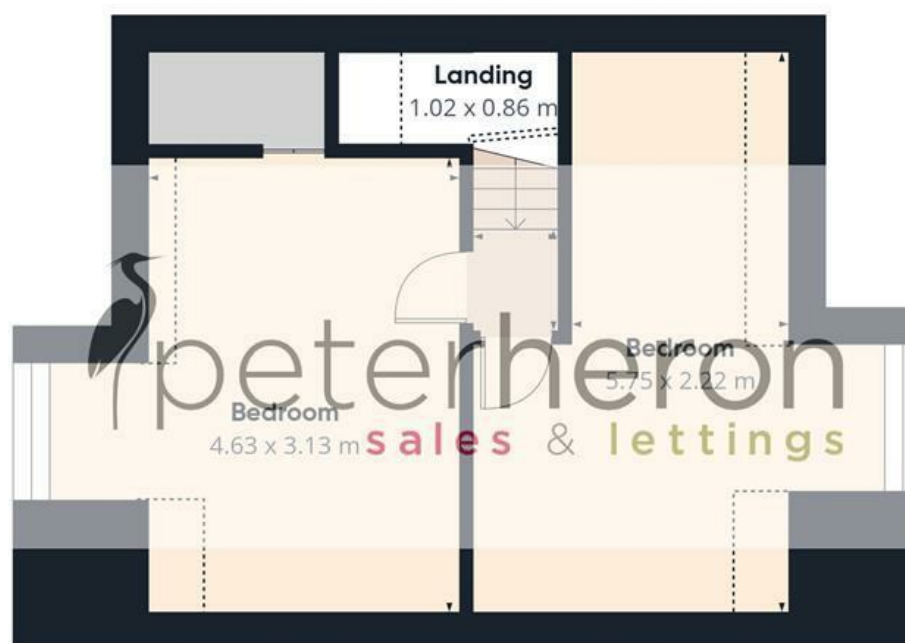


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Floor 0



Floor 1

Approximate total area⁽¹⁾

93.8 m²

Reduced headroom

3.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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