Hawarden Crescent, High Barnes, Sunderland

£149,950

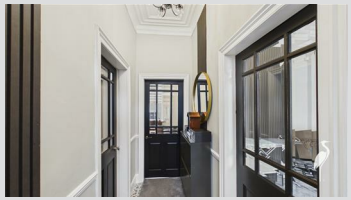
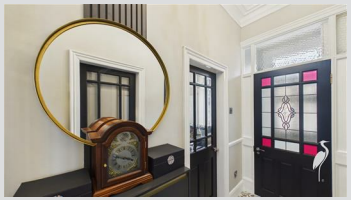
A stunning three bedroom, double fronted cottage, providing spacious and beautifully presented accommodation, ideally situated on Hawarden Crescent within this ever popular area of High Barnes. The stylish internal accommodation is laid out over two floors and has been comprehensively modernised and upgraded to a most impressive standard. Internally comprising of an entrance vestibule, hall, a superb lounge / diner with a feature media wall and there is a fabulous modern fitted kitchen. There is a wet room/wc and two bedrooms completing the ground floor. On the first floor there is a fabulous bedroom with a luxury en-suite wash room/wc and there is a versatile room that would be ideal as a study or store. Externally there is a small forecourt area to the front and a delightful courtyard to the rear with a 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. Early viewing is essential to appreciate this wonderful property.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via composite entrance door into

Entrance Lobby
Storage cupboard and inner wooden glass panelled door to

Reception Hall

Doors to the lounge and bedrooms.

Lounge / Diner 19'1" x 12'9"

Spacious room with two double glazed windows to the rear, two radiators and a media wall with built in electric fire. Stairs to first floor with storage under and a door to the kitchen.

Kitchen 8'7" x 12'4"

Range of wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated range master oven with 5 burner gas hobs and extractor fan. Space provided for an American style fridge freezer and washing machine. Heated rail, double glazed window, UPVC door to the rear and door to the wet room.

Wet Room

Low level WC and hand wash basin set into vanity unit, shower, chrome heated towel rail and a double glazed window to the rear.

Bedroom 2 12'3" x 15'1"

Double glazed window to the front and a vertical radiator.

Bedroom 3 7'11" x 12'5"

Double glazed window to the front and a vertical radiator.

First Floor Landing
Doors to

Principle Bedroom 10'8" x 19'6"

Impressive room with two Velux windows, vertical radiator and a door to the en suite.

En Suite

Low Level WC, wash hand basin set into vanity unit and a Velux window.

Study 10'7" x 9'3"

Velux window and a radiator.

MAIN ROOMS AND DIMENSIONS

Outside

Low maintenance courtyard with gravelled areas benefitting from an electric roller shutter to rear and large shed.

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

Council TaxBand
The Council Tax is Band A.

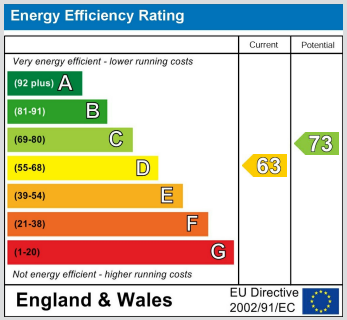
Important Notice
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars 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. 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.

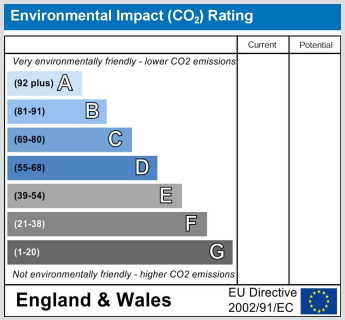
Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in 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.
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.

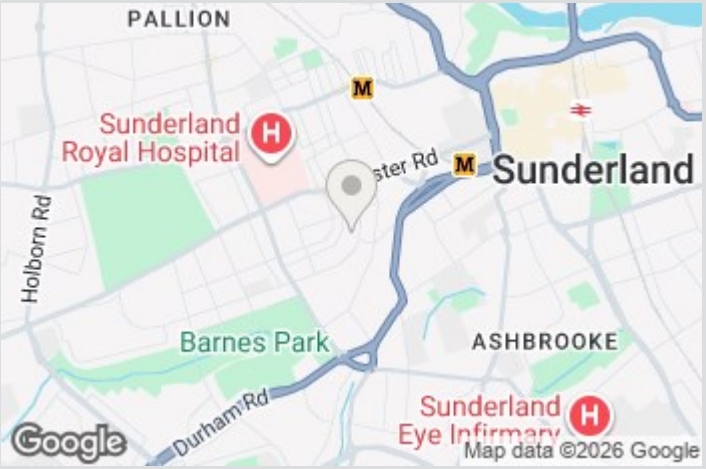
Viewings Fst
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

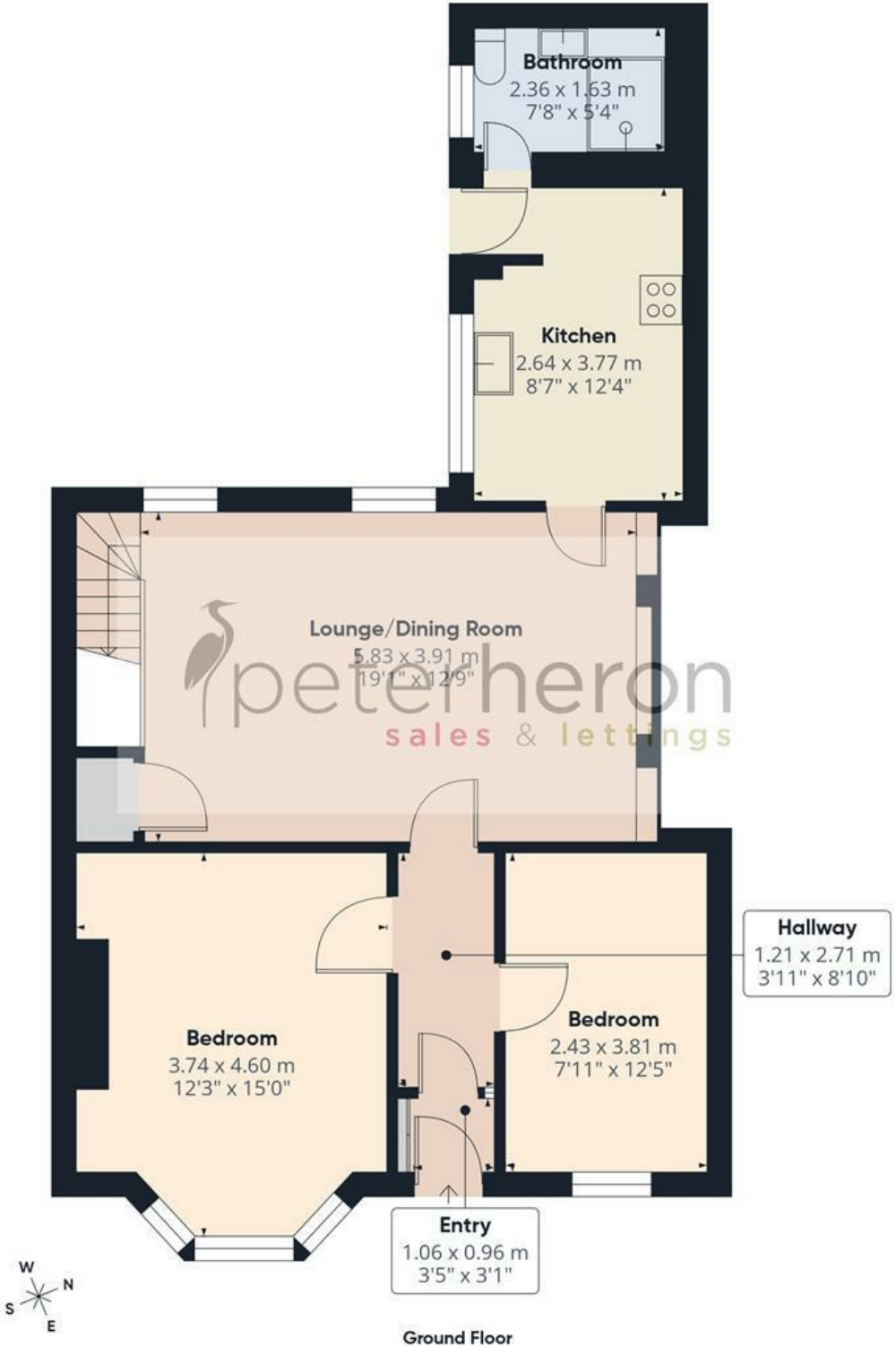
Opening Times
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

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

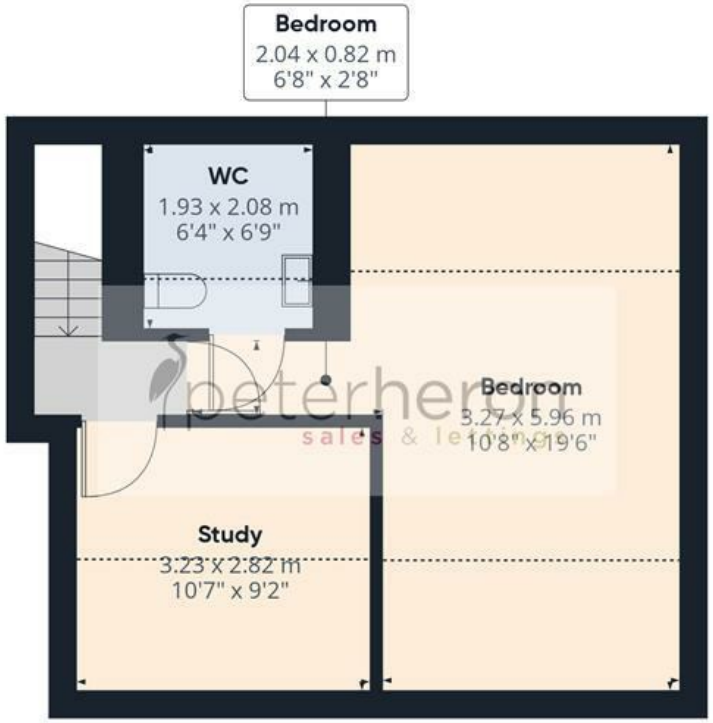








Ground Floor



First Floor

peterheron
sales & lettings

Approximate total area(1)

106.5 m²

1147 ft²

Reduced headroom

16.4 m²

177 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360