Halesworth Drive, Havelock Park, Sunderland

£124,950

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A well presented two bed semi detached home available with immediate vacant possession and no upward chain. Internally the property comprises living room, kitchen/diner, two first floor bedrooms and a bathroom with good size gardens to the rear and a drive to the front. Situated within the popular Havelock Park development ideally placed for local amenities as well as offering excellent connections to Sunderland Royal Hospital, Sunderland City Centre and major road connections.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Living Room 12'8" x15'5"

Double glazed window to front, radiator and stairs to first floor. Door to kitchen/diner.

Kitchen/Diner 12'6" x 7'9"

Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker hood. Space provided for a fridge freezer, washing machine and tumble dryer. Radiator, double glazed window to rear and door to garden.

First Floor Landing
Access point to loft.

Bedroom 1 12'6" x 8'1"

Double glazed window to rear and radiator.

Bedroom 2 9'3" x 7'10"

Double glazed window to front, radiator and storage cupboard.

Bathroom

Low level WC, washbasin and bath with shower over, radiator and double glazed window to side.

Outside

Garden to front with driveway providing off street parking, whilst to the rear garden there are gravelled and decked seating areas with artificial lawn.

Council Tax Band
The Council Tax Band is Band A.

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
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
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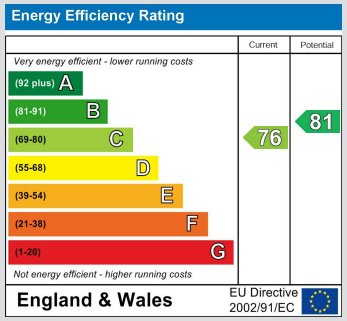
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

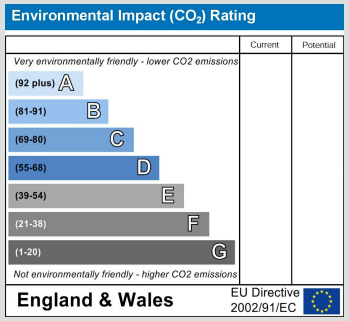
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

MAIN ROOMS AND DIMENSIONS

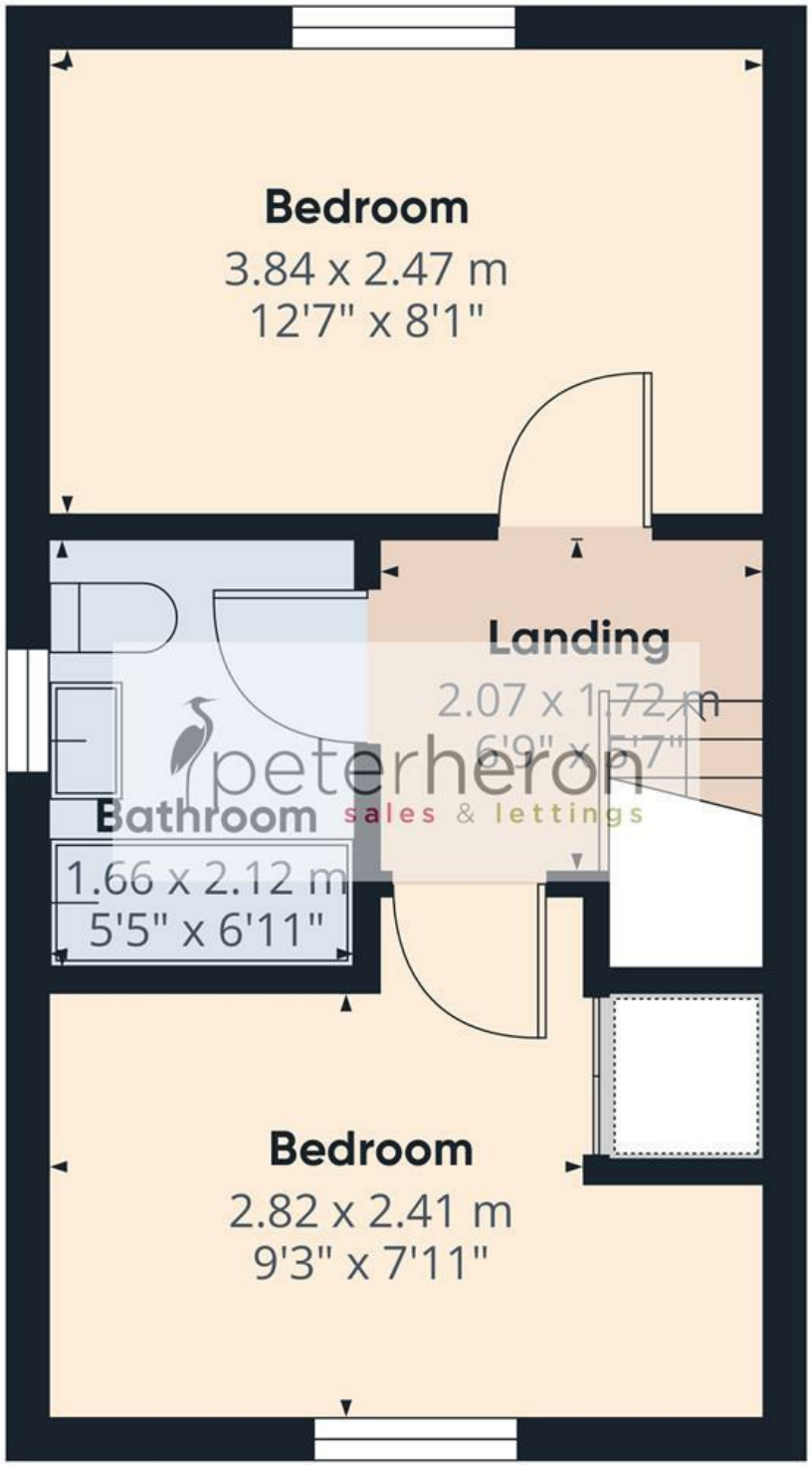
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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





Ground Floor



First Floor

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Approximate total area(1)

52.1 m²

561 ft²

Reduced headroom

1.2 m²

13 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.

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