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HAWARDEN CRESCENT, SUNDERLAND £149,950

A neatly presented 3 bedroom double fronted cottage situated on Hawarden Crescent that must be viewed to be fully appreciated. The property is located in High Barnes offering a much sought after and convenient location providing access to Chester Road and its many shops and amenities, Barnes Park, as well as the A19 and Sunderland City Centre. The property itself has been improved and modernised by the current owners and will not fail to impress. Features of note include a modern kitchen, lovely bathroom in addition to a positive air flow system and air source heat pump. The versatile and spacious living accommodation briefly comprises of: Entrance Vestibule, Inner Hall, Living Room 3 Bedroom, Kitchen and a Bathroom. Externally there is a front forecourt and a rear yard with patio area accessed via an up and over garage door providing off street parking if required. Viewing of this lovely home is highly recommended to fully appreciate the property on offer.

Mid Terraced Cottage

3 Bedrooms

Living Room

Kitchen

Bathroom

Lovely Property

Viewing Advised

EPC Rating: TBC



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Entrance Vestibule

Laminate floor, leading to the inner hall

Inner Hall

Radiator, loft access, laminate floor.

Living Room

14'10" x 13'2"

The living room has a laminate floor, radiator, ornate feature fireplace with gas fire, double glazed window.

Kitchen

8'0" x 13'6"

The kitchen has a range of floor and wall units, sink and drainer with mixer tap, cupboard with wall mounted gas central heating boiler, electric oven, electric hob with extractor over, double glazed window, plumbed for washer, radiator, recessed spot lighting, door to the rear yard, laminate floor, two double glazed windows.

Bathroom

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, radiator, bath with shower over, recessed spot lighting, double glazed window, tiled walls and floor.

Bedroom 1

12'3" x 16'0" to bay

Front facing, double glazed window, radiator, coving to ceiling.

Bedroom 2

12'9" x 10'4"

Double glazed window, radiator, rear facing

Bedroom 3

13'1" x 7'10"

Front facing, double glazed window, radiator,

Externally

COUNCIL TAX

The Council Tax Band is Band B.

TENURE

We are advised by the Vendors that the property is Freehold but subject to an annual rent charge of £3.15.. Any prospective purchaser should clarify this with their Solicitor

M I C H A E L H O D G S O N

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