









A spacious two bedroom ground floor flat, providing generously proportioned accommodation, ideally situated on Hawarden Crescent within this popular area of High Barnes. The internal accommodation is all on one level and includes an entrance vestibule, hall, lounge, kitchen, bathroom/wc and two bedrooms. Externally there is a small forecourt area to the front and a delightful block-paved courtyard to the rear. 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 immediate vacant possession and no upper chain involved, viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via double glazed entrance door to vestibule.

Entrance Vestibule

Inner door leading through to hall.

Hall

Radiator and doors leading off to lounge/diner and two bedrooms.

Lounge/Diner 20'4" x 11'11"



Double glazed window to rear, radiator, feature fireplace and built in cupboard.

Kitchen 12'5" x 7'8"



Fitted wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker, fridge freezer and washing machine, wall mounted boiler, double glazed window, radiator, double glazed door to rear.

Lobby

Door to bathroom.

Bathroom



Low level WC, pedestal washbasin and panel bath, radiator and double glazed window.

Bedroom 1 15'5" into bay x 13'1" max including fitted robes



Double glazed bay window, fitted wardrobes and radiator.

Bedroom 2 13'1" x 7'10" into alcove



Double glazed window to front and radiator.

Outside

Small forecourt area to the front.

Council Tax Band

The Council Tax Band is Band A.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 1990 and the Ground Rent is £0.00.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

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

Visit www.peterheron.co.uk or call 0191 510 3323

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MAIN ROOMS AND DIMENSIONS

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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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

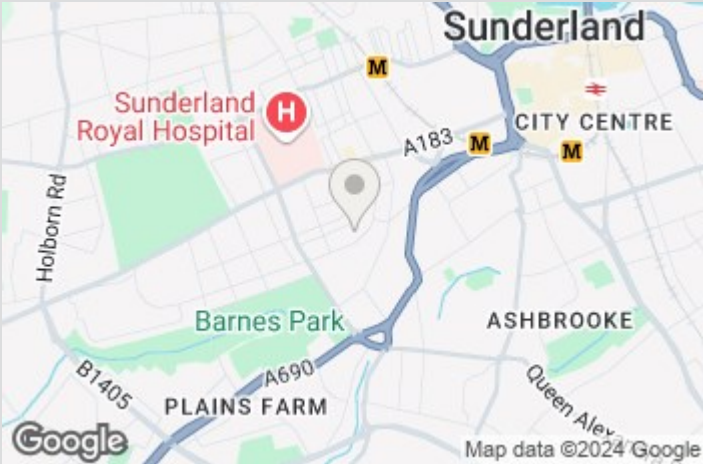
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	69
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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