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Halesworth Drive, Havelock Park, Sunderland

£169,950







Situated within the popular Havelock Park development, this attractive three-bedroom semi-detached home offers well-presented accommodation, making it an ideal choice for first-time buyers, growing families or those looking to upsize. The property briefly comprises an entrance hallway, a spacious lounge with doors opening onto the rear garden, creating a bright and welcoming living space, and a beautifully fitted modern kitchen. To the first floor are three well-proportioned bedrooms together with a contemporary family bathroom. Externally, the property benefits from a lawned rear garden with a decking area. To the front, there is off-road parking for two vehicles and a garage. Early viewing is highly recommended to appreciate the accommodation and excellent location this lovely home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

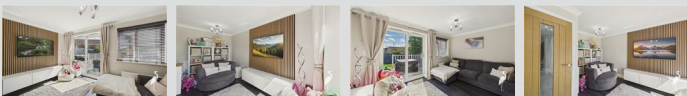
Access via double glazed entrance door to reception hall.

Reception Hall



Stairs to the first floor, radiator with radiator cover, tiled floor, doors to the kitchen, lounge and downstairs wc and there is under stairs storage.

Lounge 13'9" x 13'4"



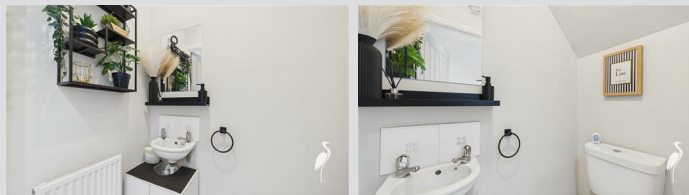
Double glazed sliding French doors, double glazed window to the rear, 2x radiators.

Kitchen 6'11" x 11'8"



Fitted with modern wall and base units with work surface over incorporating a sink and drainer unit with mixer tap, integrated fridge freezer, oven and electric hob with extractor fan oven, dishwasher, washing machine. Double glazed window to the front, small vertical radiator. Part tiled walls.

Downstairs WC



Low level WC, mini wash hand basin, radiator, tiled floor.

First Floor Landing

Doors to the three bedrooms and bathroom, access hatch to loft.

Bedroom 1 11'8" x 8'11"



2x double glazed windows to the front, radiator, storage cupboard and mirror fronted sliding door wardrobes.

Bedroom 2 6'5" x 10'0"



Radiator, double glazed window to the rear.

Bedroom 3/Study 6'11" x 6'11"



Double glazed window to the rear and a radiator.

Bathroom



Low level wc with concealed cistern, wash hand basin, bath with overhead rainfall shower, tiled walls and floor, ladder style heated towel rail.

Outside



To the front of the property, there is a gravelled driveway for two cars and an attached garage. To the rear is a generous garden with decked and lawned areas, door to the garage.

MAIN ROOMS AND DIMENSIONS

Tenure FH

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

Council Tax Band

The Council Tax Band is Band B

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Viewings Fst

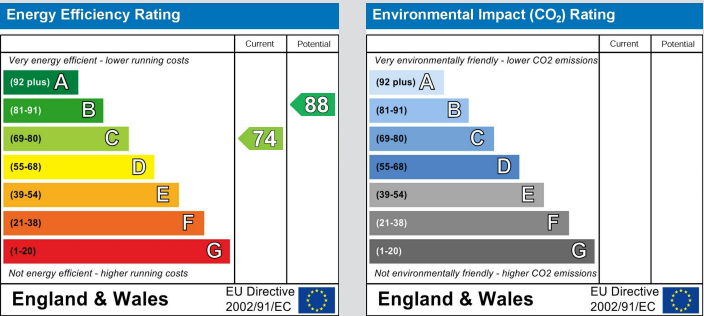
To arrange an appointment to view this property contact our Fawcett Street branch on .

Opening Times

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

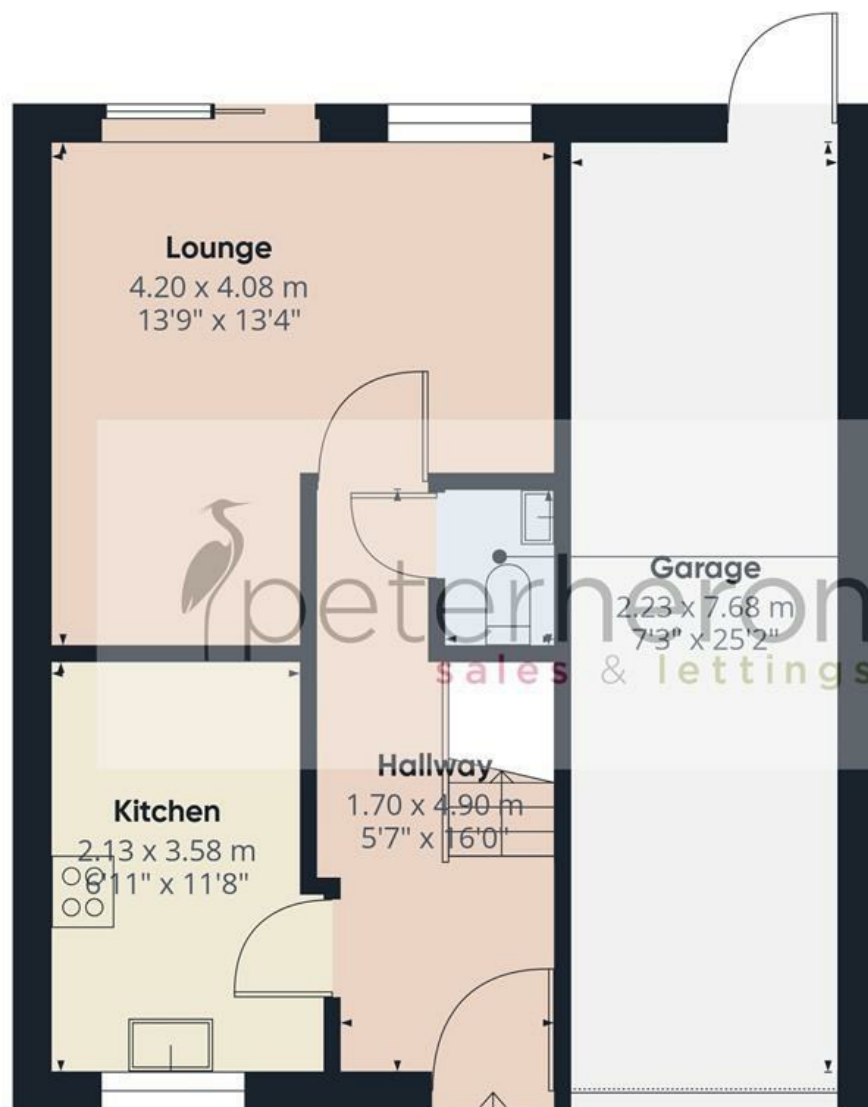
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Ground Floor



First Floor

Approximate total area⁽¹⁾

77.9 m²

839 ft²

(1) Excluding balconies and terraces

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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