

Hawarden Crescent, High Barnes, Sunderland £119,999











An attractive double fronted cottage, available with no upward chain, providing spacious and well-presented interior within this ever popular location. The accommodation is all on one level, briefly comprising of an entrance hall, a superb lounge, opening through to a dining room, a kitchen, bathroom/wc and two bedrooms. Features of the property include gas central heating to radiators, double glazed windows and a low maintenance courtyard to the rear with an up and over 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. Early viewing is essential to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

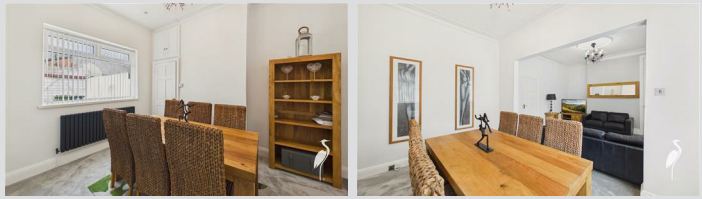
All on Ground Floor
Access via Composite entrance door and radiator. Doors to bedrooms and lounge.

Lounge 12'6" x 13'3"



Double glazed window to rear, radiator and built in cupboard. Door to kitchen. Opening into dining room.

Dining Room 8'9" x 13'1"



Double glazed window to rear, radiator and built in cupboard housing central heating boiler.

Kitchen 8'7" x 9'0"



Wall and base units with working surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include fridge and freezer, space for cooker and washing machine, double glazed window to rear and door to bathroom. Double glazed door to courtyard.

Bathroom



Low level WC, washbasin and free standing rolled top bath, tiled walls, chrome towel rail and double glazed window.

Bedroom 1 9'9" x 15'2"



Double glazed bay window to front, fitted wardrobes and radiator. Decorative coving and plasterwork to ceiling.

Bedroom 2 7'10" x 12'4"



Double glazed window and radiator.

Outside



Enclosed courtyard with up and over access door providing off street parking and a single gate to access the rear lane.

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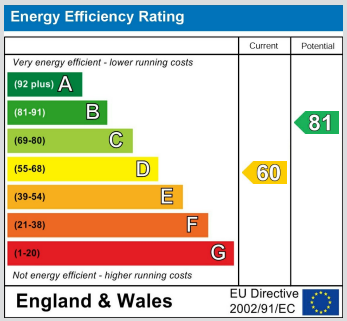
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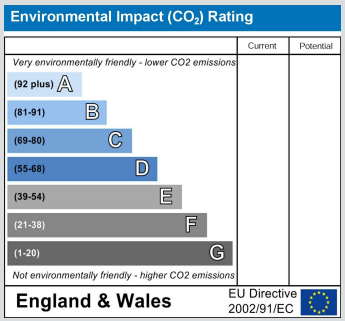
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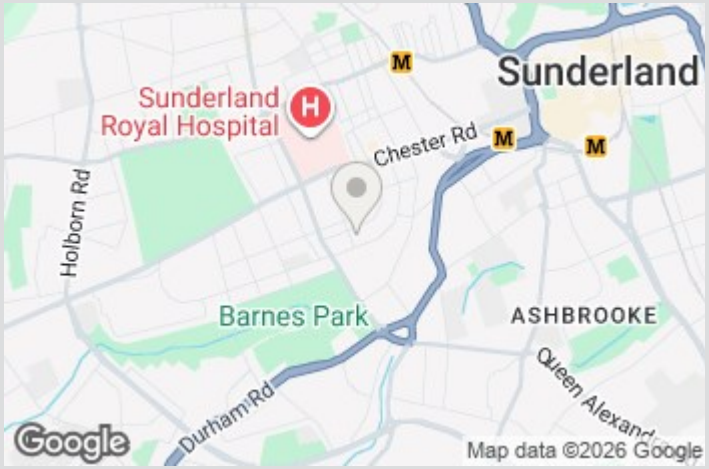
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

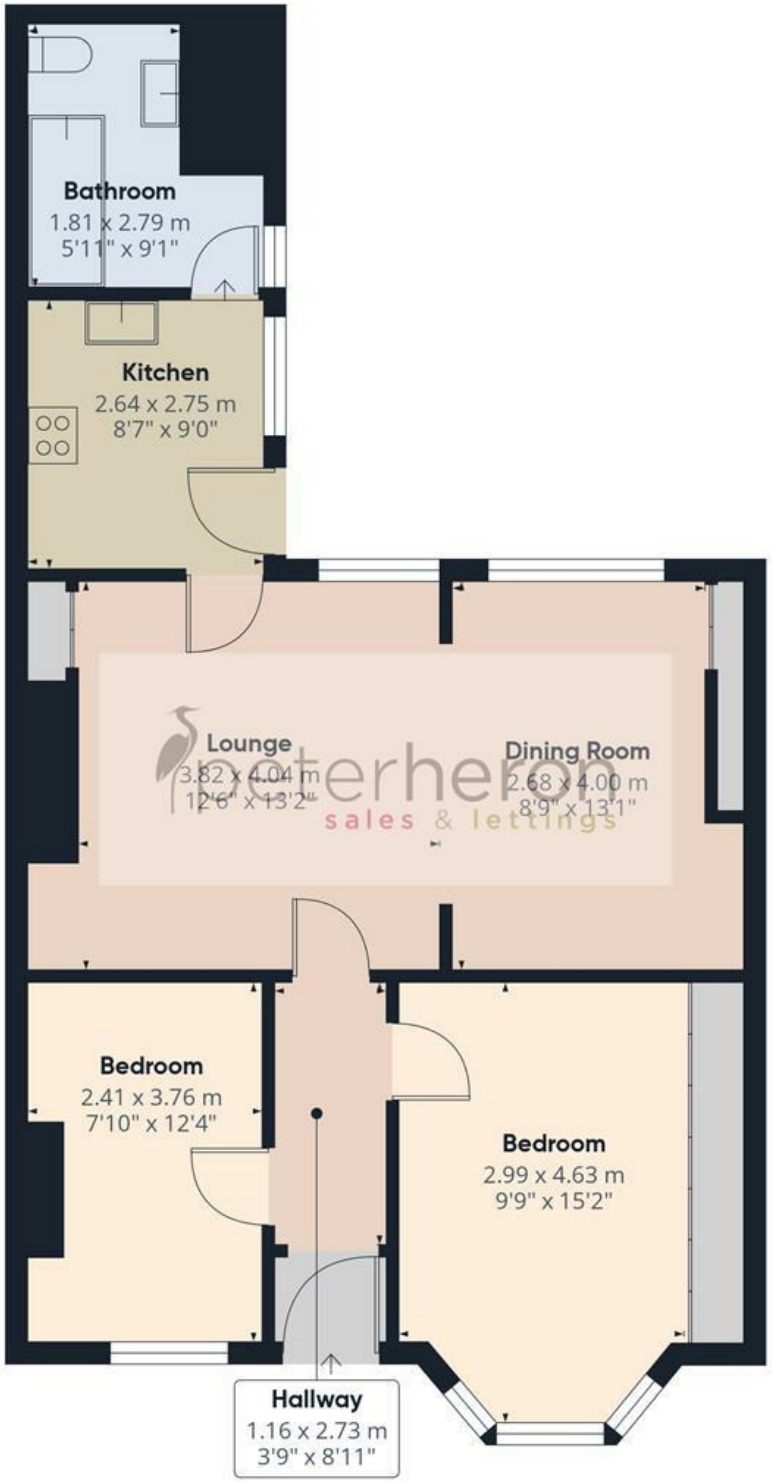
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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









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Approximate total area(1)

70.6 m²

761 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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