









A stunning three bedroom, double fronted cottage, providing spacious and beautifully presented accommodation, ideally situated on Hawarden Crescent, just off Ormonde Street within this popular area of High Barnes. The stylish internal accommodation is all on one level and briefly comprises of an entrance vestibule, hall, a superb lounge, a fabulous, contemporary kitchen with a selection of integrated appliances, a useful utility lobby area and a shower room/wc. Completing the accommodation are three well-proportioned bedrooms. Externally there is a small forecourt area to the front and a Block-paved courtyard to the rear with a remote control roller shutter 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. Benefits of the property include UPVC glazing and gas central heating to radiators. Early viewing is essential to appreciate this impressive home.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via Composite entrance door.

Entrance Vestibule

Inner part glazed door to hall.

Hall



Radiator.

Living Room 13'0" x 12'9"



Double glazed window to rear, alcoves, radiator and coving to ceiling.

Kitchen 8'1" x 9'6"



Impressive range of contemporary wall and base units with work surfaces over incorporating sink unit, integrated appliances include electric Bosch oven and electric Bosch

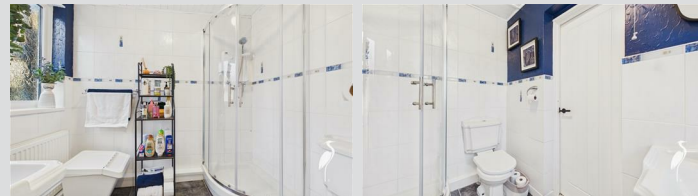
induction hob, fridge, freezer and dishwasher, tiled floor, double glazed window. Tall feature radiator, double glazed door to courtyard and internal door to utility lobby.

Utility Lobby



Space for undercounter fridge or freezer, space for washing machine and tumble dryer, fitted work surfaces and door to shower room.

Shower Room



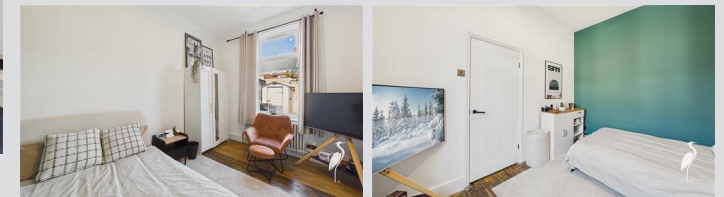
Low level WC, pedestal washbasin and step in shower cubicle with electric shower, tiled walls and floor, radiator and double glazed window.

Bedroom 1 12'0" x 12'11"



Double glazed bay window to front, radiator, picture rail, coving and decorative ceiling.

Bedroom 2 9'7" x 12'10"



Double glazed window to rear, radiator and stripped and varnished floorboards.

Bedroom 3 7'11" x 12'11"



Double glazed window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



Forecourt to the front and to the rear a delightful courtyard which is block paved with the benefit of a remote control roller shutter access door.

Council Tax Band

The Council Tax Band is Band B.

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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verification is recommended.

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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

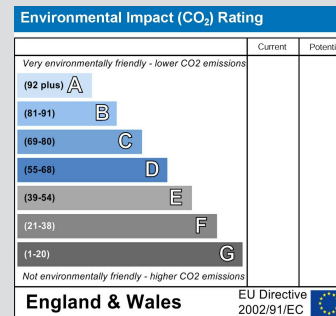
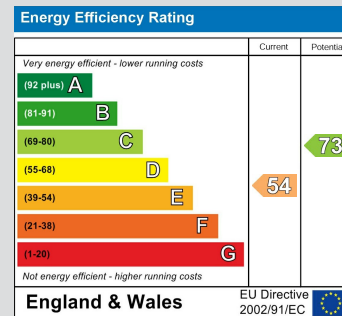
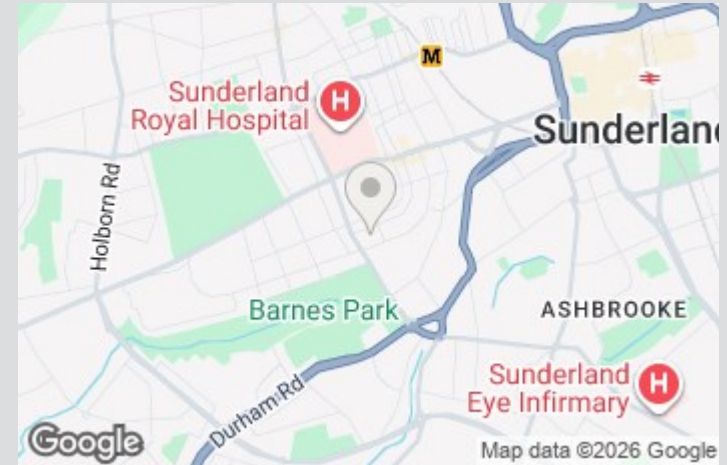
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

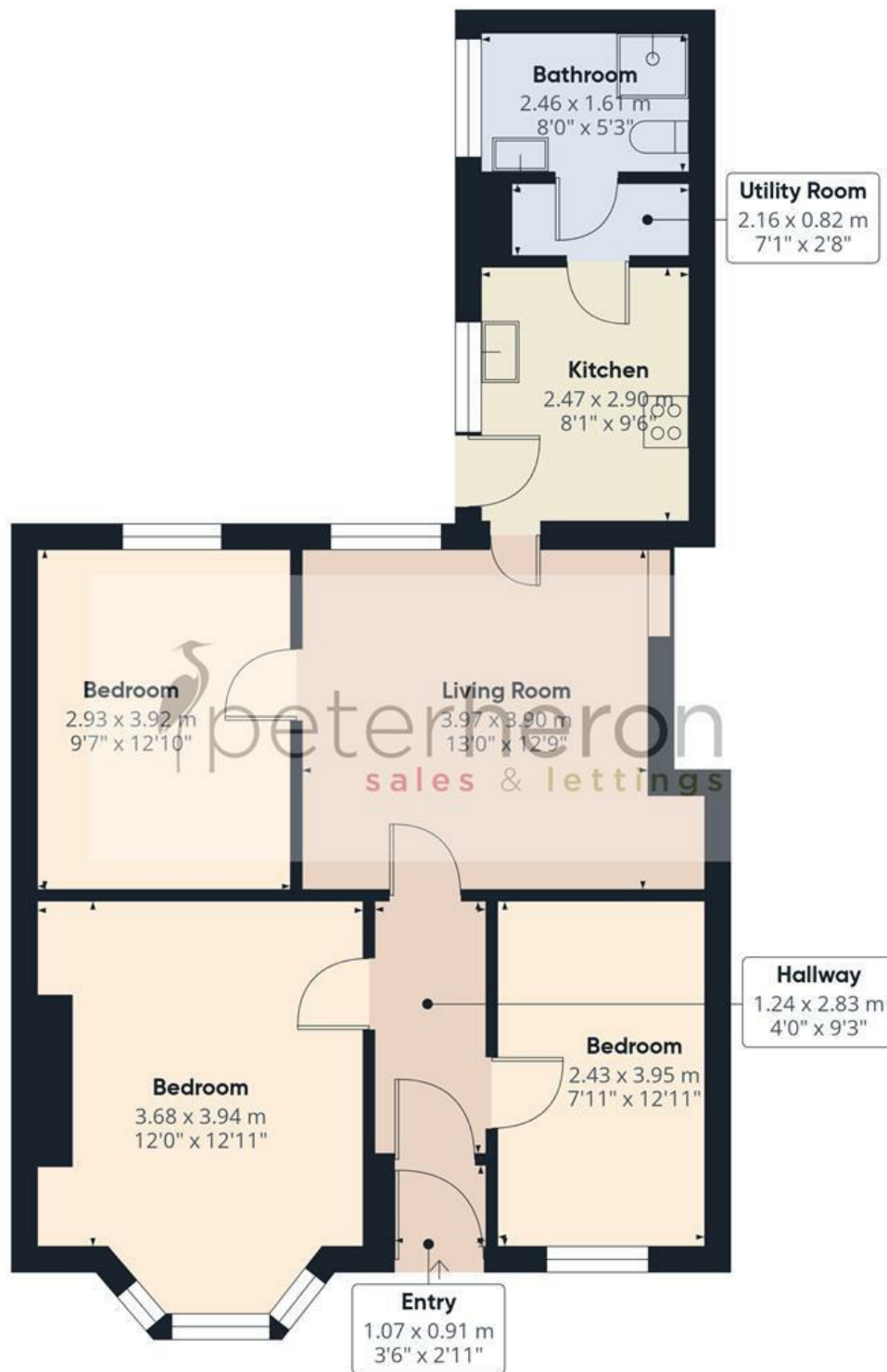
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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⁾

71.1 m²

766 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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