

Hunworth Close, Havelock Park, Sunderland

Offers over £87,000


No Filters









A modern and beautifully presented property, featuring an attractive decked area and parking, available for sale with no upper chain involved. Internally the accommodation includes a superb open plan lounge and modern fitted kitchen, a contemporary bathroom/wc and a mezzanine bedroom. Ideally located within the ever popular Havelock Park development, the property is well situated for local amenities as well as for access to Sunderland Royal Hospital, Sunderland City Centre and road connections to surrounding areas. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Open Plan Lounge/Kitchen 13'2" x 11'11"





Double glazed box bay window to front, 2x radiators and stairs to first floor. Open plan into kitchen area.

Kitchen Area 6'7" x 6'2"




Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker hood. Space for low level fridge and washing machine.

Bathroom




Low level WC and washbasin vanity unit bath with waterfall shower head over, chrome heated towel rail and double glazed window to side.

First Floor

Mezzanine Bedroom 13'3" x 10'2"





Skylight window and double glazed window to front.
Radiator and storage cupboard.

Outside
Garden to the front with detached area and parking.

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.

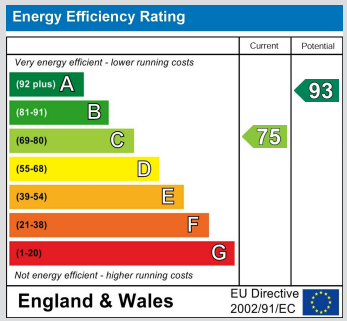
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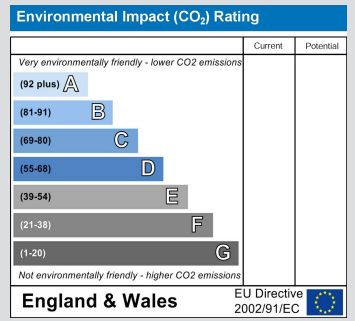
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Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.





MAIN ROOMS AND DIMENSIONS





Ground Floor



First Floor

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E

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Approximate total area(1)

34.7 m²

373 ft²

Reduced headroom

0.6 m²

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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