



P Permit holders only
Mon - Fri
10 - 11 am
2 - 3 pm







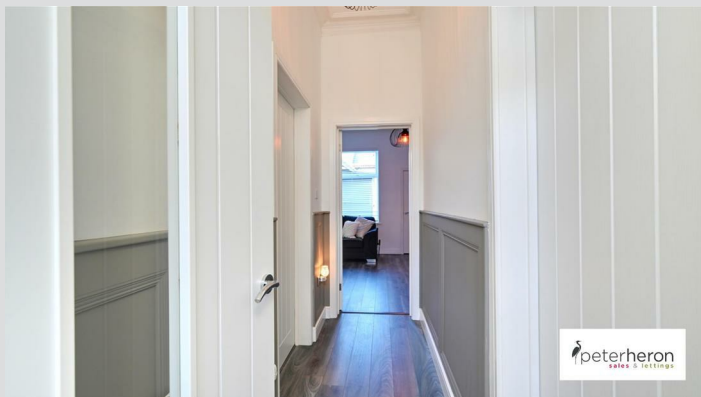
A stunning double fronted cottage, providing spacious and beautifully presented accommodation, ideally situated on Hawarden Crescent within this popular area of High Barnes. The stylish internal accommodation is all on one level and has been comprehensively upgraded and modernised to a most impressive standard. Internally comprising of an entrance vestibule, hall, a fabulous lounge / diner with a feature media wall, a superb modern fitted kitchen, two bedrooms and a contemporary shower room/wc. Externally there is a small forecourt area to the front and a 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. Available with no upper chain involved, early viewing is essential to appreciate this exceptional property.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door with an inner door leading through to hallway.

Entrance Hall



Radiator, part panelled walls and doors leading off to the lounge/diner and bedrooms.

Lounge/Diner 21'6" x 12'2"



This spacious room has two double glazed windows to the rear looking into the courtyard, three radiators, a feature media wall with an inset contemporary fire. Door connecting through to the kitchen.

Kitchen 12'7" x 8'10"



Fitted with a range of contemporary wall and base units with

work surfaces over incorporating a 1 1/2 bowl sink and drainer unit. Integrated appliances include oven, hob, fridge, freezer, dishwasher and a washing machine. Tiled floor, double glazed window to the side, double glazed door to the courtyard and a door to the shower room.

Shower Room



Contemporary suite with a low level WC, a pedestal wash hand basin and a walk in shower with mains fed shower, ladder style radiator, attractive tiled walls and floor and a double glazed window.

Bedroom 1 15'1" into bay x 11'5"



Double glazed bay window to the front, two radiators and a feature panelled wall.

Bedroom 2 12'9" x 7'11"



Double glazed window to the front and a radiator.

Outside



There is a small forecourt area to the front, and to the rear is a courtyard with a remote control roller shutter access door.

Tenure Freehold

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 A.

Important Notice

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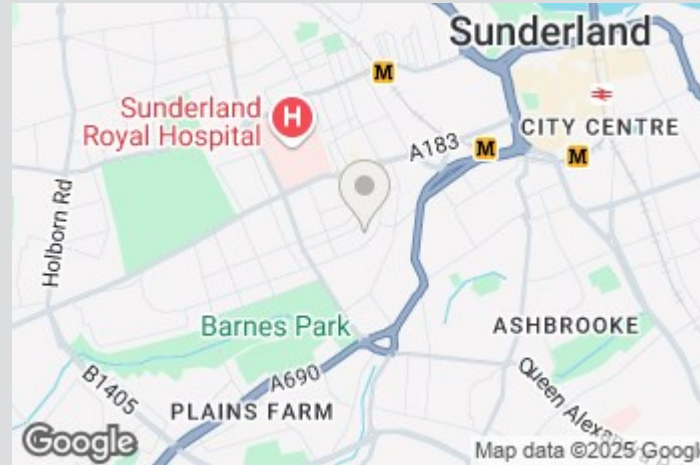
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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

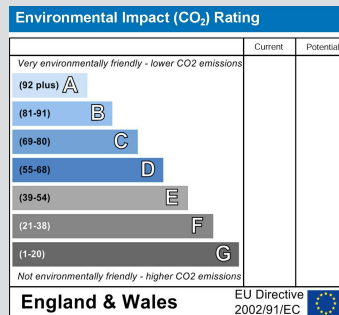
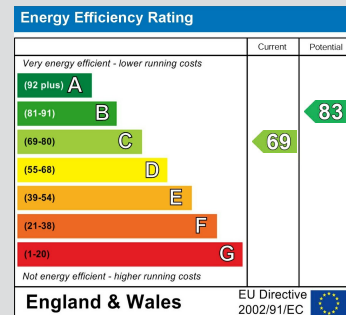
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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