Halesworth Drive, Havelock Park, Sunderland

£149,950

A beautifully presented three bedroom semi-detached house with a superb rear garden, situated within the popular Havelock Park. Internally the immaculate accommodation includes a hall, a cloakroom/wc, attractive lounge to the front and a modern breakfasting kitchen to the rear with doors out to the garden. On the first floor there are three bedrooms and a bathroom/wc. Benefits of the property includes double glazed windows, gas central heating to radiators, garden to the front with a driveway and a wonderful garden to the rear, laid mainly to lawn. This popular location is ideally placed for local amenities as well as offering excellent connections to Sunderland Royal Hospital, Sunderland City Centre and major road connections. Viewing is essential to appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via double glazed entrance door.

Entrance Lobby

Stairs to first floor, radiator and a door to the living room.

Living Room 10'4" x 14'7"

Double glazed window to the front radiator and a door to the inner hall.

Inner Hall
Doors to the WC and to the kitchen/diner.

Ground Floor WC

Low level WC, mini wash hand basin and a radiator.

Kitchen/Diner 13'6" x 10'5"

Contemporary kitchen/diner fitted with modern wall and base units with work surface over incorporating a 1/2 bowl stainless steel sink and drainer unit. Integrated appliances include an oven, gas hob with extractor fan over, space provided for the inclusion of a fridge freezer and a washing machine. Cupboard concealing boiler, double glazed window to the rear, double radiator and double glazed sliding door to the rear garden.

First Floor Landing

Access hatch to loft and doors leading to the three bedrooms and bathroom.

Bedroom 1 13'8" x 8'2"

2x Double glazed windows to the front and a radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 6'5" x 10'5"

Double glazed window to the rear and a radiator.

Bedroom 3 6'11" x 7'3"

Double glazed window to the rear and a radiator.

Bathroom

Low level WC, wash hand basin, bath with overhead shower, part tiled walls, tiled floor, fitted cabinet, double glazed window to the rear and a radiator.

Outside

To the front there is an attractive garden with a gravelled driveway whilst to the rear is a superb generous garden laid mainly to lawn with a delightful patio area and planted borders.

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.

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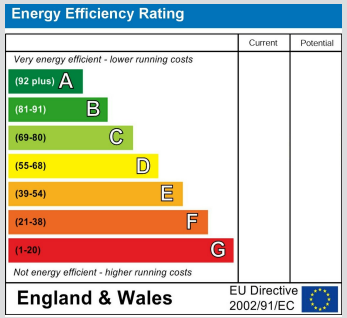
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

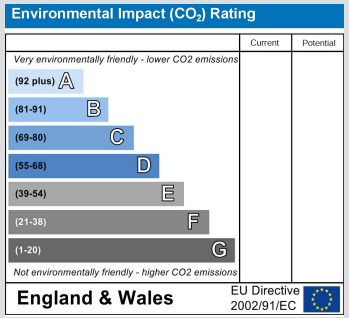
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

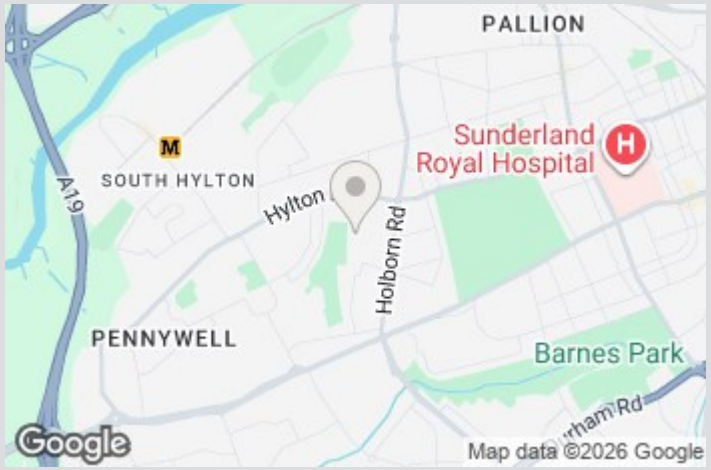
Ombudsman

MAIN ROOMS AND DIMENSIONS

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







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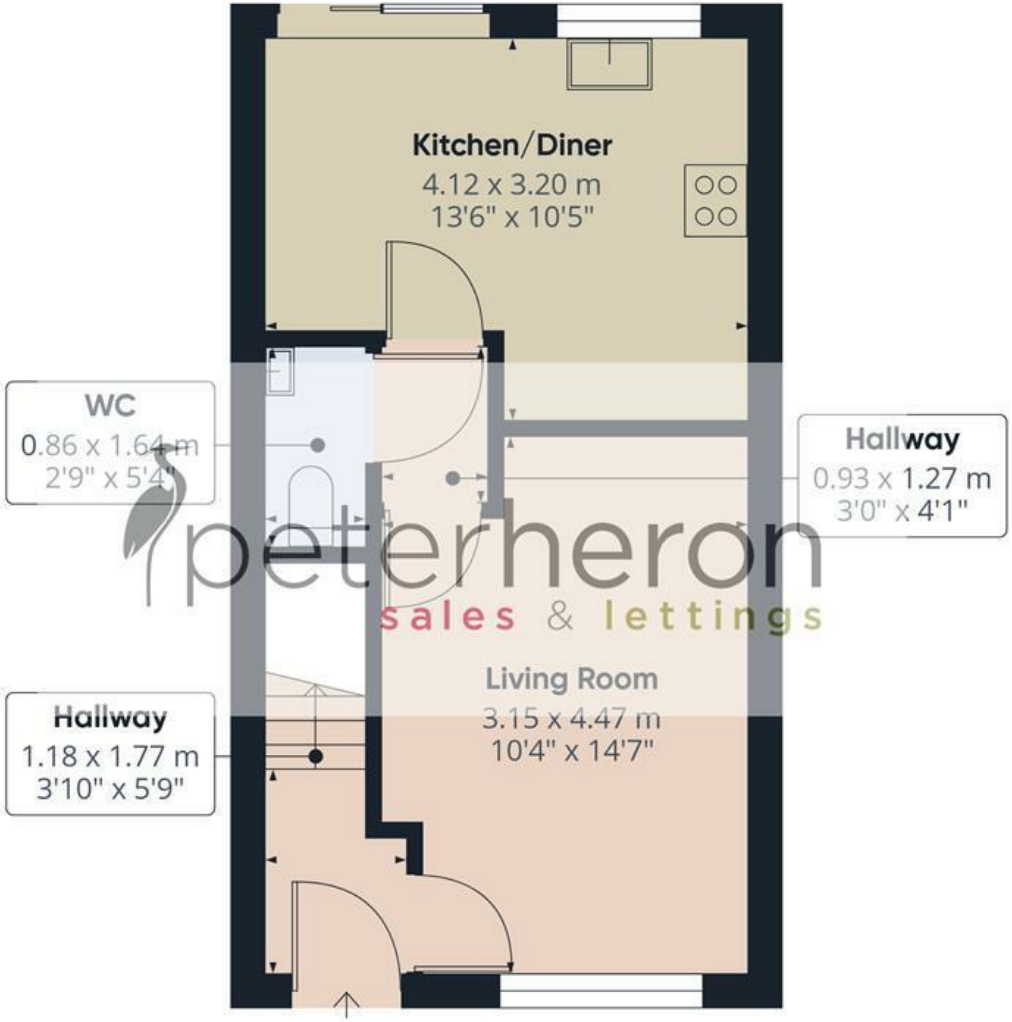

Ground Floor

First Floor

Approximate total area(1)

60.9 m²

656 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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