









A spacious four bedroom, two reception room mid terrace, double fronted cottage, providing generously proportioned accommodation, ideally situated on Hawarden Crescent within this popular area of High Barnes. The internal accommodation on the ground floor includes an entrance vestibule, hall, two reception rooms, kitchen and a bathroom/wc. Completing the ground floor is a fourth bedroom and a study area with staircase to the first floor. On the first floor there are three well-proportioned bedrooms. Externally there is a small forecourt area to the front and a delightful block-paved courtyard to the rear. 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. With no upper chain involved, viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Vestibule

There is an inner glazed door leading through to the hall.

Hall

With a radiator.

Reception Room 1 14'3" x 12'11"



Double glazed window to the rear, radiator and feature fireplace.

Reception Room 2 14'10" into bay x 12'0"



Double glazed bay window to the front, radiator, feature fireplace with a living flame effect gas fire and coving to the ceiling.

Kitchen 9'1" x 12'2"



Wall and base units with work surface over, incorporating a sink and drainer unit, space has been provided for the inclusion of a cooker, fridge freezer and washing machine, there is a double glazed window, radiator and double glazed door to the courtyard, there is also an internal door to the bathroom.

Bathroom



Three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath with electric shower over, there are two double glazed windows.

Bedroom 4 12'4" x 8'2"



Double glazed window to the front and a radiator.

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MAIN ROOMS AND DIMENSIONS

Study Area



This versatile space has a double glazed window to the rear, radiator, staircase to the first floor and a wall mounted central heating boiler.

First Floor Landing

Built in store and a radiator.

Bedroom 1 8'9" x 12'5" not inc robes



Double glazed window to the rear, radiator and fitted wardrobe.

Bedroom 2 11'4" x 8'5"



Double glazed window to the front and a radiator.

Bedroom 3 8'5" x 8'2"



Double glazed window to the front and a radiator.

Outside



There is a small forecourt area to the front and an attractive block paved courtyard to the rear with a 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 B

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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MAIN ROOMS AND DIMENSIONS

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Fawcett Street Viewings

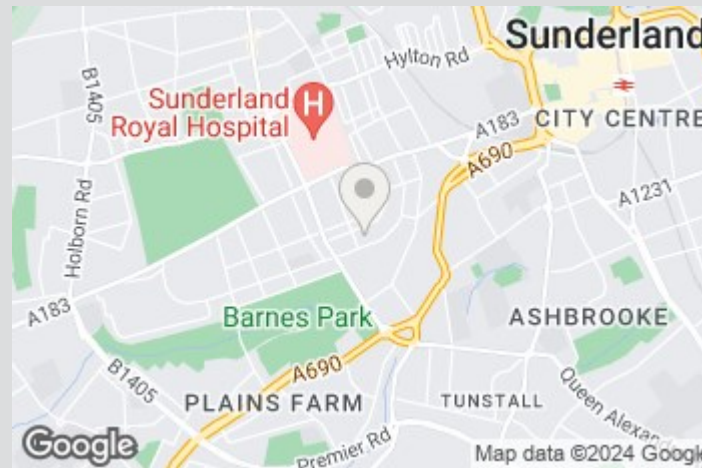
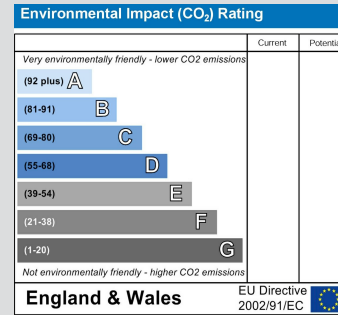
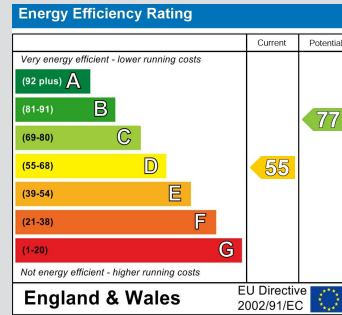
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

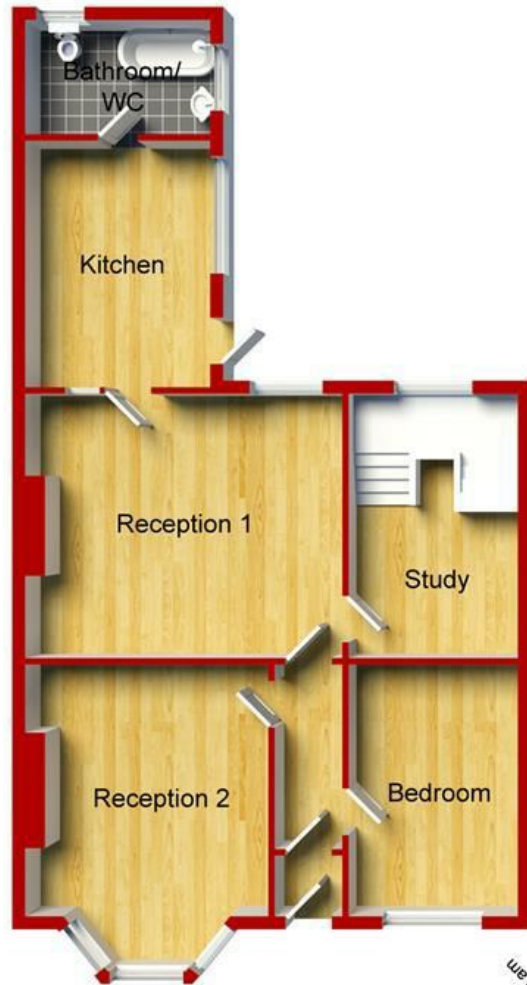
Ombudsman

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

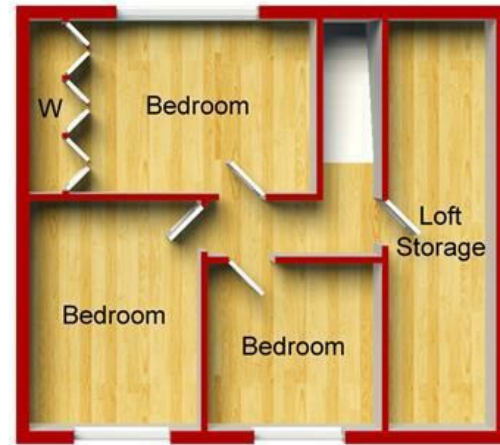


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Ground Floor
Approximate Floor Area
(75.66 sq.m)



First Floor
Approximate Floor Area
(33.42 sq.m)

