



M I C H A E L H O D G S O N

estate agents & chartered surveyors



HAWARDEN CRESCENT, SUNDERLAND £135,000

A neatly presented 2/3 bedroom double fronted cottage situated on Hawarden Crescent that must be viewed to be fully appreciated. The property is located in High Barnes offering a much sought after and convenient location providing access to Chester Road and its many shops and amenities as well as the A19 and Sunderland City Centre. The property itself benefits from versatile and spacious living accommodation briefly comprises Entrance Hall, Living Room or 3rd Bedroom, Kitchen, Shower Room and 2 Bedrooms. Externally there is a block paved front forecourt and a rear block paved yard accessed via an electric roller shutter. There is NO ONWARD CHAIN INVOLVED. Viewing of this lovely home is highly recommended to fully appreciate the property on offer.

Cottage

2 or 3 Bedrooms

Sitting / Dining Room

No Chain Involved

Double Fronted

Living Room or 3rd
Bedroom

Kitchen & Shower Room

EPC Rating: E



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Entrance Vestibule

Leading to the inner hall

Inner Hall

Laminate floor, radiator

Living Room or 3rd Bedroom

12'2" x 15'7" to the bay

The living room has a double glazed bay window to the front elevation, feature fire with electric fire, radiator, this room could be used as a 3rd bedroom if needed.

Dining Room / Sitting Room

12'6" x 13'1"

The dining room has a double glazed window to the rear elevation, laminate floor, radiator, storage cupboard, shelving and a storage cupboard to one alcove

Kitchen

The kitchen has a range of floor and wall units, sink and drainer with mixer tap, electric hob with extractor over, electric oven, integrated microwave, fridge and freezer, plumbed for a washer, cupboard with wall mounted gas central heated boiler, double glazed window, radiator

Rear Passage

Storage cupboard, door to the rear yard

Shower Room

Modern white suite comprising of low level WC and wash hand basin with mixer tap sat on a vanity unit, radiator, extractor, double glazed window, shower cubicle with rainfall style shower head and an additional shower attachment, recess spot lighting.

Bedroom 1

12'3" x 9'6" max

Rear facing, double glazed window, radiator, full range of fitted wardrobes,

Bedroom 2

8'1" x 12'6"

Front facing, double glazed window, radiator, range of fitted wardrobes with storage above the bed space

Externally

Externally there is a block paved front forecourt and a rear block paved yard accessed via an electric roller shutter

COUNCIL TAX

The Council Tax Band is Band B

TENURE

We are advised by the Vendors that the property is Freehold . Any prospective purchaser should clarify this with their Solicitor

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