



MICHAEL HODGSON

estate agents & chartered surveyors

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## HAWARDEN CRESCENT, SUNDERLAND

£144,950

We offer to the market this neatly presented 2/3 bedroom double fronted cottage situated on Hawarden Crescent. 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. The property must be viewed to be fully appreciated.

Cottage  
2/3 Bedrooms  
Rear Yard  
Must Be Viewed

Double Fronted  
Kitchen  
Popular Location  
EPC Rating E



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### Entrance Vestibule

Inner Hall  
Radiator.

Living Room  
15'5" to bay x 12'2"  
Front facing, double glazed bay window, radiator, feature fire place with electric fire.

Bedroom  
12'8" max x 8'1" max  
Front facing, double glazed window, radiator, fitted wardrobes with storage above bed, loft access.

Sitting Room  
12'6" x 14'9"  
Rear facing, double glazed window, electric style burner, recessed spot lighting, radiator.

Bedroom  
12'5" x 7'6"  
Rear facing, double glazed window, fitted wardrobes with sliding doors, radiator.

Kitchen  
10'1" max x 8'6" max  
The kitchen has a range of floor and wall units, integrated oven and microwave, integrated fridge freezer, sink and drainer with mixer tap, plumbed for washer, cupboard with wall mounted gas central heating boiler, double glazed window, radiator, recessed spot lighting, electric hob with extractor over.

Rear Passage  
Storage cupboard, door to the rear, radiator.

Shower Room  
Suite comprising of a low level WC and a wash hand basin on a vanity unit, walk in style shower, double glazed window, radiator, recessed spot lighting.

Externally  
Externally there is a front forecourt and a rear yard with shed 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

# M I C H A E L   H O D G S O N

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

