



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



HAWARDEN CRESCENT, SUNDERLAND

£149,950

A neatly presented 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, Barnes Park, as well as the A19 and Sunderland City Centre. The property itself has been improved and modernised by the current owners and will not fail to impress. Features of note include a modern kitchen, lovely bathroom in addition to a positive air flow system and air source heat pump. The versatile and spacious living accommodation briefly comprises of: Entrance Vestibule, Inner Hall, Living Room 3 Bedroom, Kitchen and a Bathroom. Externally there is a front forecourt and a rear yard with patio area accessed via an up and over garage door providing off street parking if required. Viewing of this lovely home is highly recommended to fully appreciate the property on offer.

Mid Terraced Cottage

3 Bedrooms

Living Room

Kitchen

Bathroom

Lovely Property

Viewing Advised

EPC Rating: TBC



HAWARDEN CRESCENT, SUNDERLAND

£149,950

Entrance Vestibule

Laminate floor, leading to the inner hall

Inner Hall

Radiator, loft access, laminate floor.

Living Room

14'10" x 13'2"

The living room has a laminate floor, radiator, ornate feature fireplace with gas fire, double glazed window.

Kitchen

8'0" x 13'6"

The kitchen has a range of floor and wall units, sink and drainer with mixer tap, cupboard with wall mounted gas central heating boiler, electric oven, electric hob with extractor over, double glazed window, plumbed for washer, radiator, recessed spot lighting, door to the rear yard, laminate floor, two double glazed windows.

Bathroom

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, radiator, bath with shower over, recessed spot lighting, double glazed window, tiled walls and floor.

Bedroom 1

12'3" x 16'0" to bay

Front facing, double glazed window, radiator, coving to ceiling.

Bedroom 2

12'9" x 10'4"

Double glazed window, radiator, rear facing

Bedroom 3

13'1" x 7'10"

Front facing, double glazed window, radiator,

Externally

COUNCIL TAX

The Council Tax Band is Band B.

TENURE

We are advised by the Vendors that the property is Freehold but subject to an annual rent charge of £3.15.. Any prospective purchaser should clarify this with their Solicitor

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. 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. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. 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. 10. 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.

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

0191 5657000

www.michaelhodgson.co.uk

