

Hawarden Crescent, High Barnes, Sunderland

Offers over £99,950











Situated in the highly sought-after area of High Barnes, this three-bedroom terraced home offers an excellent opportunity for purchasers seeking a property with scope for improvement. The accommodation comprises an entrance hallway, lounge, dining room, study, and bathroom to the ground floor. To the first floor are three well-proportioned bedrooms. Externally, the property benefits from a rear courtyard. Ideally located close to local amenities, schools, and transport links, this property presents fantastic potential for investors, developers, or those seeking a project in a popular residential location.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door into

Reception Hall




Stairs to first floor with storage under and a radiator

Lounge




Double glazed bay window front and an electric fire

Dining Room




Double glazed window to rear, radiator, gas fire and door to kitchen.

Kitchen




Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer. Space for appliances. Double glazed window and wooden door to rear. Door to bathroom

Bathroom



Bath with shower tap, Low level wc and hand wash basin, Radiator and 2x double glazed windows to rear

Study




Double glazed window rear

First Floor
Landing with doors to

Bedroom 1




Double glazed window to front, Radiator and storage cupboard

Bedroom 2




Double glazed window to rear and a radiator

MAIN ROOMS AND DIMENSIONS

Bedroom 3




Velux window

Outside



Convenient courtyard to rear with an up and over shutter to rear lane.

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

Council TaxBand
The Council Tax is Band B.

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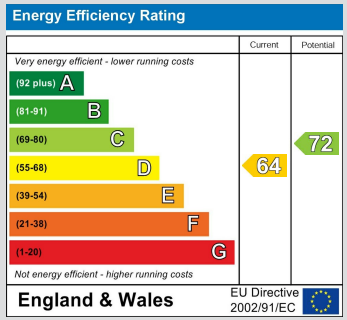
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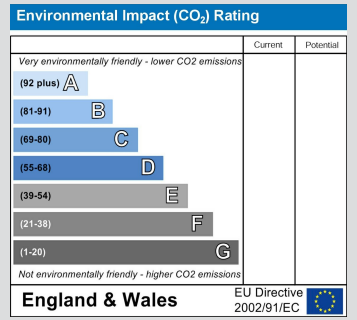
Viewings Fst
To arrange an appointment to view this property contact our Fawcett Street branch on .

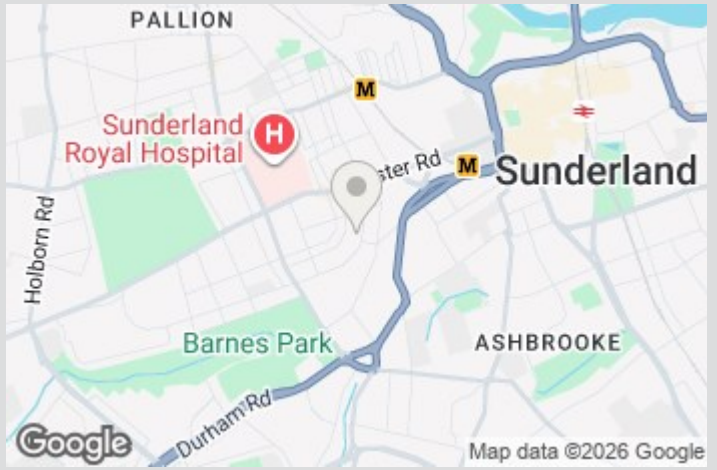
Opening Times
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman

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









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Approximate total area(1)

90.1 m²

970 ft²

Reduced headroom

0.6 m²

7 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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