











STADIUM OF LIGHT SR5





A most impressive, double fronted cottage, providing spacious and stylish accommodation, conveniently situated on Hawarden Crescent, just off Ormonde Street within this popular area of High Barnes. The internal accommodation is all on one level, superbly presented throughout and includes a hall, generously proportioned open plan lounge and dining room. There is a modern fitted kitchen and bathroom, two bedrooms and a useful loft space that has had an area floored and boarded out with a Velux window. Externally there is a small block-paved forecourt area to the front and a yard to the rear with roller shutter access door. 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 glazed windows and gas central heating to radiators. Viewing is highly recommended.



# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via double glazed entrance door to

### Entrance Hall



Radiator.

### Lounge/Diner 14'8" into alcoves x 12'7" plus 12'9" x 9'4"



This spacious room spans the width of the property and has two double glazed windows to rear, and radiator.

### Kitchen 12'4" x 7'11"



Fitted with modern wall and base units with work surfaces over incorporating a sink unit, integrated appliances include and oven and gas hob, space for American style fridge freezer, dishwasher and washing machine, radiator. External door to courtyard and central heating boiler is concealed behind a unit.

### Bathroom



Low level WC, pedestal washbasin and panel bath with electric shower over, tiled walls and floor, chrome ladder style radiator and double glazed window.

### Bedroom 1 15'2" into bay x 11'11" into alcoves



This impressive room has a double glazed bay window to front, central heating radiator and a decorative fireplace.

### Bedroom 2 12'8" x 7'10" into alcoves



A double glazed window to front and radiator, loft access hatch.

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# MAIN ROOMS AND DIMENSIONS

## Loft Space



Part of the loft space has been floored and boarded out and also has a velux window and power points. Door leads through to an additional useful loft storage space.

## Outside



Block paved courtyard to the front and to the rear a courtyard with roller shutter access door.

### Council Tax Band

We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

### Tenure Freehold

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

### Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

### 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:-

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

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# MAIN ROOMS AND DIMENSIONS

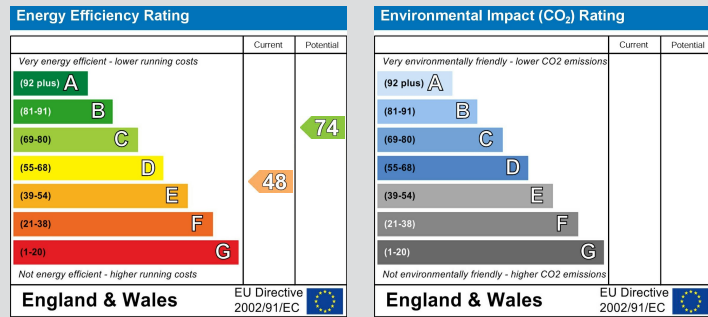
particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

## 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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Approximate Floor Area  
(75.00 sq.m)



82 Hawarden Crescent