Hunworth Close, Havelock Park, Sunderland

Offers over £87,000

No Floors

A modern and beautifully presented property, featuring an attractive decked area and parking, available for sale with no upper chain involved. Internally the accommodation includes a superb open plan lounge and modern fitted kitchen, a contemporary bathroom/wc and a mezzanine bedroom. Ideally located within the ever popular Havelock Park development, the property is well situated for local amenities as well as for access to Sunderland Royal Hospital, Sunderland City Centre and road connections to surrounding areas. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Open Plan Lounge/Kitchen 13'2" x 11'11"

Double glazed box bay window to front, 2x radiators and stairs to first floor. Open plan into kitchen area.

Kitchen Area 6'7" x 6'2"

Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker hood. Space for low level fridge and washing machine.

Bathroom

Low level WC and washbasin vanity unit bath with waterfall shower head over, chrome heated towel rail and double glazed window to side.

First Floor

Mezzanine Bedroom 13'3" x 10'2"

Skylight window and double glazed window to front. Radiator and storage cupboard.

Outside
Garden to the front with detached area and parking.

Council Tax Band
The Council Tax Band is Band A.

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

Important Notice - Particulars
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. 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.

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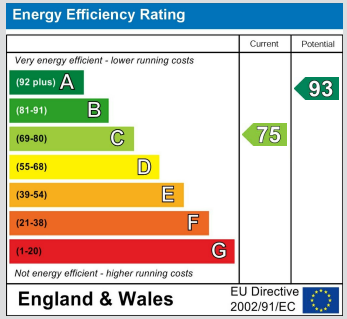
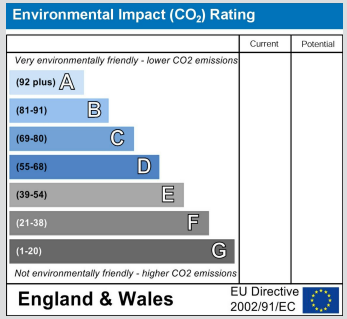
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.





MAIN ROOMS AND DIMENSIONS

Ground Floor

First Floor

W
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E

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Approximate total area(1)

34.7 m²

373 ft²

Reduced headroom

0.6 m²

6 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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