

Hathaway Gardens

Barnes  
Sunderland  
SR3 1UD



# Hathaway Gardens

£215,000

## INTRODUCTION

LARGE CORNER PLOT - EXTENDED 3 BED SEMI - VERY WELL PRESENTED THROUGHOUT - IMPRESSIVE DESIGNER STYLE KITCHEN - LARGE LOUNGE/DINING WITH BI-FOLDS - LARGER WIDTH GARAGE WITH DRIVEWAY - EXTENDED TO REAR - READY TO MOVE INTO HOME - TERRIFIC LOCATION ...

## ENTRANCE PORCH

Tiled flooring, white uPVC double-glazed window and door. Partially-glazed door leading to entrance hall.

## ENTRANCE HALL

Tiled flooring, radiator, carpeted stairs to first floor landing, single-glazed leaded window facing onto entrance porch, side facing uPVC double-glazed window, understairs cupboard providing storage. 3 doors leading off, 2 to reception rooms and 1 to kitchen.

## RECEPTION ROOM 1

Lovely formal front lounge.

Log burning stove, radiator, front facing white uPVC double-glazed bay window onto Hathaway Gardens. Double doors leading through into reception room 2.

## RECEPTION ROOM 2

Carpet flooring, double radiator, white double-glazed bi-fold doors leading out to rear blocked paved patio courtyard and towards the garage.

## KITCHEN

Extended to the rear to create a large kitchen with tiled flooring, designer style fitted kitchen with quartz work surfaces, integrated dishwasher, integrated electric oven, integrated microwave, integrated double fridge/freezer with full height fridge and full height freezer, integrated wine cooler, 5 ring ceramic hob with integrated extractor. Ceramic sink inset sink with chrome Monobloc tap situated beneath a uPVC double-glazed window. Recessed lights to ceiling, side facing white uPVC double-glazed window and side facing uPVC double-glazed door, radiator providing heat to the space. This a lovely kitchen by any standard.

## FIRST FLOOR LANDING

Side facing white uPVC double-glazed window with privacy glass, loft hatch. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

## BEDROOM 1

Carpet flooring, radiator, front facing white uPVC double-glazed bay window. This is a good size double bedroom.

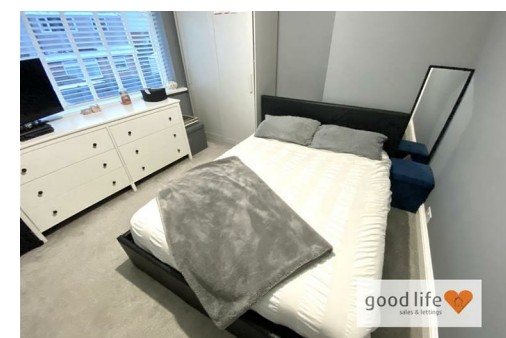
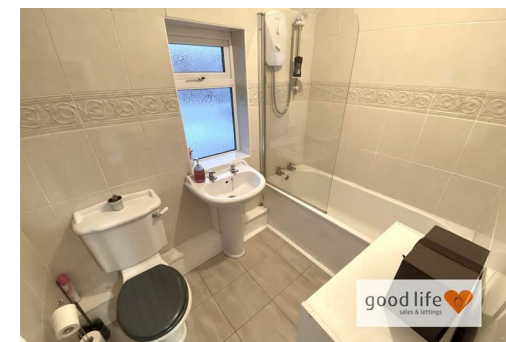
## BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is also a good size double bedroom.

## BEDROOM 3

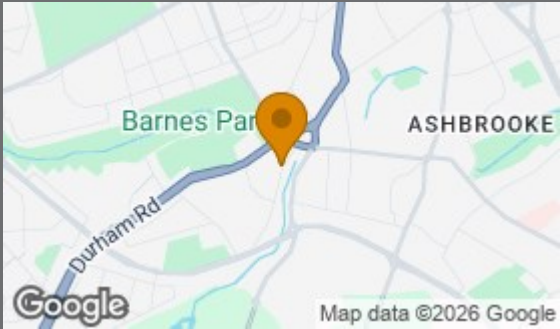
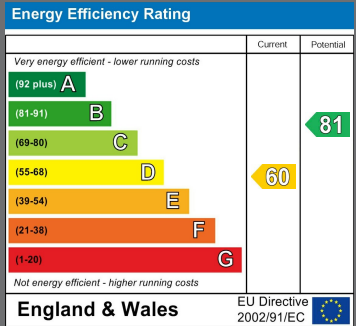
This is a small single bedroom which would make a perfect home office, equally we have seen rooms of this shape and size with built in cabin beds with storage or desk beneath making full use of the space.

Carpet flooring, radiator, front facing white uPVC double-glazed window.



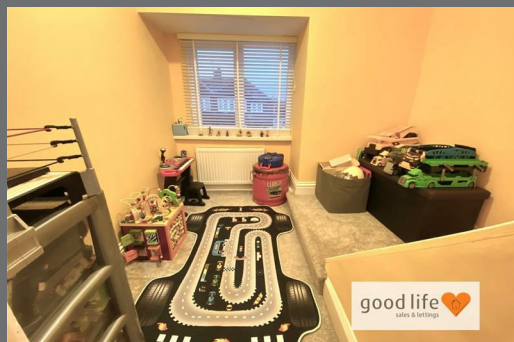
Local Authority  
Sunderland

Council Tax Band  
C



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





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