















An impressive three semi-detached bungalow, enjoying a beautiful rear garden, backing onto Barnes Park. Internally the accommodation is all on one level and is accessed via an entrance vestibule, connecting through to a generous hall with a cloakroom/wc. There is a spacious 21ft lounge looking out on to the garden, a modern fitted kitchen, a useful lobby, sun room, three bedrooms and a superb bathroom/wc with a shower cubicle. Externally there is an attractive garden to the front with a driveway, a single garage, a small enclosed courtyard and a wonderful garden to the rear with a lawn and established planting. This location is ideally placed for shops and schools as well as providing easy access to Sunderland City Centre, Doxford International Park, Sunderland Royal Hospital and major road connections including the A19. With no upper chain involved, early viewing is advised to appreciate the location, gardens and spacious rooms this delightful bungalow has to offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

### Entrance Vestibule

There is an inner door leading through to the hall.

### Hallway



Spacious hall, the hall has a useful cloaks cupboard, a radiator and doors lead off to the cloakroom/WC, lounge, kitchen, three bedrooms and bathroom.

### Lounge 21'9" x 11'10" max measure into alcove



This delightful room has double glazed windows to the rear overlooking the garden, two radiators and a feature fireplace with a living flame effect gas fire.

### Kitchen 11'10" x 9'3"



Fitted with a range of wall and base units with work surface over incorporating a sink and drainer unit, space has been provided for the inclusion of a cooker and a washing machine. Integrated appliances include a fridge and freezer, there are two double glazed windows to the rear and a door to the lobby.

### Lobby

With a double glazed door to the inner courtyard, a radiator, double glazed window, a wall mounted boiler and a door to the sun room.

### Sun Room 12'0" x 6'10"



With a double glazed patio door leading out onto the rear garden, there are double glazed windows and a radiator.

### Bedroom 1 14'8" x 11'11" max into alcoves and inc fitted robes



Double glazed window to the front, radiator and fitted wardrobes.

### Bedroom 2 11'11" x 11'10" max measure inc fitted robes



Double glazed window to the front, radiator and fitted wardrobes.

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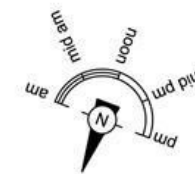
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Ground Floor  
Approximate Floor Area  
(130.30 sq.m)



35 Killingworth Drive