



Killingworth Drive, High Barnes, Sunderland

£245,000



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sales &





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 rob



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.

MAIN ROOMS AND DIMENSIONS

Bedroom 3 10'1" x 9'1"



With a double glazed window to the side, radiator and built in wardrobes.

Bathroom



Fitted with a modern four piece suite comprising a low level WC, pedestal wash hand basin and panel bath with step in shower cubicle with a mains fed shower, there are tiled walls and floor, a radiator and a double glazed window.

Outside



There is an attractive garden to the front with a lawned area and planted borders along with a driveway providing off street parking and access to the single garage, there is a small enclosed courtyard area and to the rear is a beautiful garden with a lawn, gravelled area and established planting.

Tenure Freehold

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

Council Tax Band

The Council Tax Band is Band D.

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Fawcett Street Viewings

To arrange an appointment to view this property please

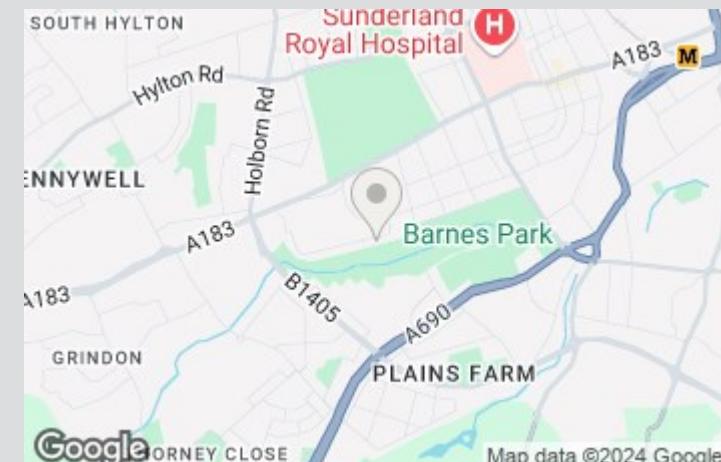
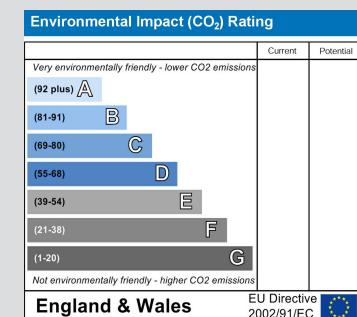
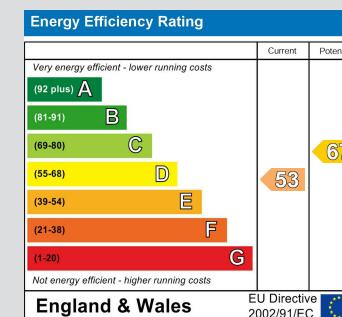
contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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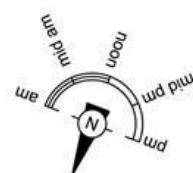
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City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor
Approximate Floor Area
(130.30 sq.m)



35 Killingworth Drive