















An impressive and much improved two bedroom, two reception room semi-detached, Dutch style bungalow, occupying a superb corner plot on Killingworth Drive, within this highly sought after area of High Barnes. The stylish accommodation on the ground floor is accessed via a hall with attractive flooring, staircase to the first floor and a cloakroom/wc. There is a lounge to the front and to the rear a fabulous modern kitchen that opens through to a dining room. The kitchen is fitted with a range of excellent units and a selection of integrated appliances. Completing the ground floor accommodation is a double bedroom (currently being used as a reception room). On the first floor there is a walk in wardrobe on the landing, a superb contemporary bathroom/wc with a walk in shower and a generous double bedroom with a walk in wardrobe. Externally there are delightful landscaped gardens to the front side and rear, a spacious driveway for off street parking and a single garage. This conveniently located home is close to local amenities, 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. Viewing essential to fully appreciate the quality of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door to hall.

## Entrance Hall



Attractive hallway with staircase to first floor, understairs storage cupboard and radiator.

## Cloakroom/WC



Low level WC and mini washbasin.

## Lounge 13'4" x 9'4"



Double glazed window to front, radiator and fireplace.

## Kitchen 12'5" x 8'9"



Fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include oven, microwave oven and gas hob, fridge, freezer and washing machine. Double glazed door to the rear garden. Double glazed window to rear. Opening through into dining room.

## Dining Room 10'11" x 8'2"



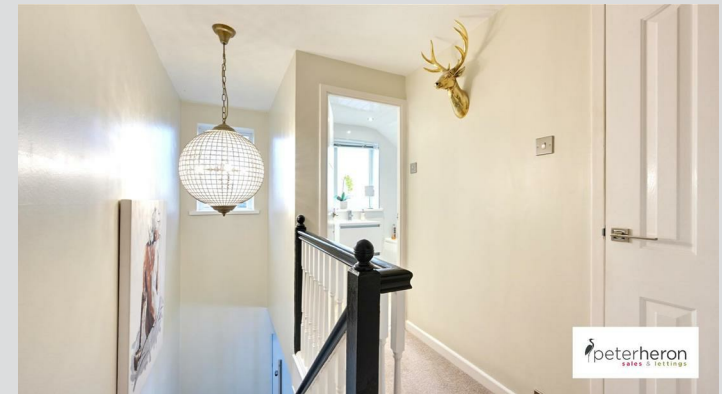
Double glazed window to rear overlooking the garden and radiator.

## Bedroom 2 12'6" x 12'3" into bay



This bedroom is currently being used as a reception room, double glazed bay window to front and radiator.

## First Floor Landing



Double glazed window. Walk in wardrobe with sky light window.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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



# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 14'4" x 11'1"



Double glazed window to front and radiator. Door provides access to walk in wardrobe with sky light window.

## Bathroom



Contemporary suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit, panel bath and walk in shower with mains shower over, chrome ladder style radiator and a double glazed window.

## Outside



The property occupies a delightful corner plot featuring a generous driveway providing off street parking and access to the single garage. There are landscaped gardens to the front, side and rear with artificial grass, decked area and planted borders.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 29/09/1954 and the Ground Rent is £8.00 per annum.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

## Important Notice

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.

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 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.

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 £210.00 by Movewithus Ltd.

## Fawcett Street Viewings

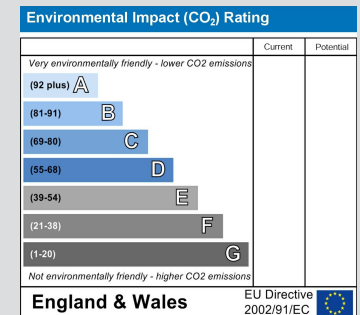
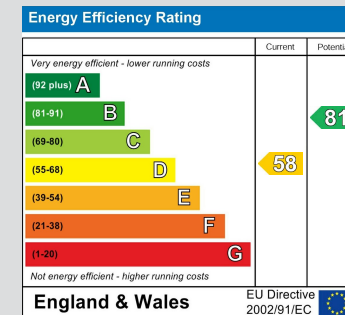
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

## MAIN ROOMS AND DIMENSIONS



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **0191 510 3323**

**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

