









This three bedroom semi-detached house occupies a superb corner plot within this highly sought-after area of High Barnes. Internally the accommodation provides great potential and on the ground floor includes a hall with staircase to the first floor, lounge, dining room and a breakfasting kitchen whilst to the first floor there are three bedrooms, bathroom and a separate wc. Externally there are delightful gardens to the front, side and rear, driveway and an attached garage. This location is ideal 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 essential.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via glass fronted UPVC door to

## Entrance Hall

With a radiator, staircase to the first floor with an under stairs storage space and doors leading to the lounge and kitchen diner.

## Lounge 12'8" x 12'6"



With a double glazed bay window to the front, radiator, feature fireplace and glass fronted sliding doors to the dining room.

## Dining Room 12'6" x 9'9"



Double glazed window to the rear and a radiator. Open plan into kitchen.

## Breakfasting Kitchen 11'8" x 9'10"



Range of wall and base units with work surfaces over incorporating a single bowl stainless steel sink and drainer unit, space for washing machine, oven, fridge/freezer and a dishwasher, part tiled walls, radiator, storage cupboard and UPVC door to the garden.

## First Floor Landing

With radiator, double glazed frosted window, doors to bathroom, separate WC and bedrooms.

## Bedroom 1 11'6" x 11'1"



Double glazed window to the front and a radiator.

## Bedroom 2 11'0" x 11'1"



Double glazed window and a radiator.

## Bedroom 3 8'2" x 8'3"



Double glazed window to the front, radiator and a built in storage cupboard.

## Bathroom



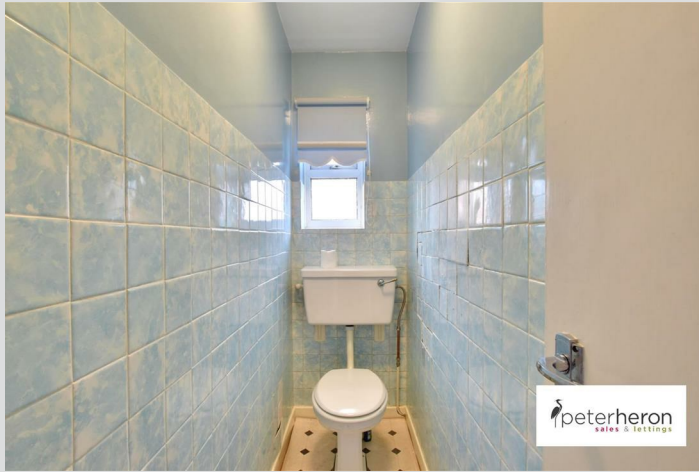
Bath with shower head, hand wash basin, part tiled walls and a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Separate WC



With a low level WC, part tiled walls, double glazed window to the rear.

## Outside



Externally there are delightful gardens to the front, side and rear, driveway to the front and an attached garage, there is also the benefit of a second driveway that can be used for a car or caravan.

## Council Tax Band

The Council Tax Band is Band C

## Tenure Freehold

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

## Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

## Important Notice Part 2

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

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## Fawcett Street Viewings

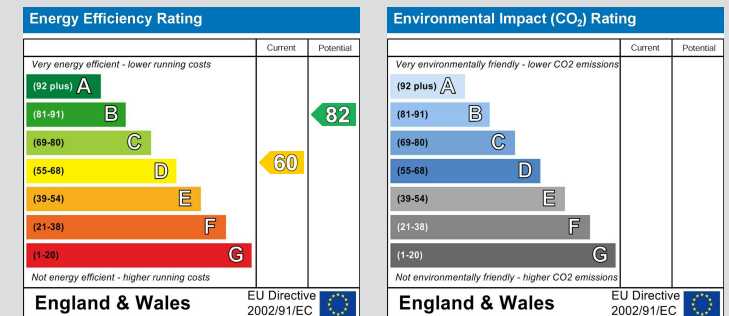
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

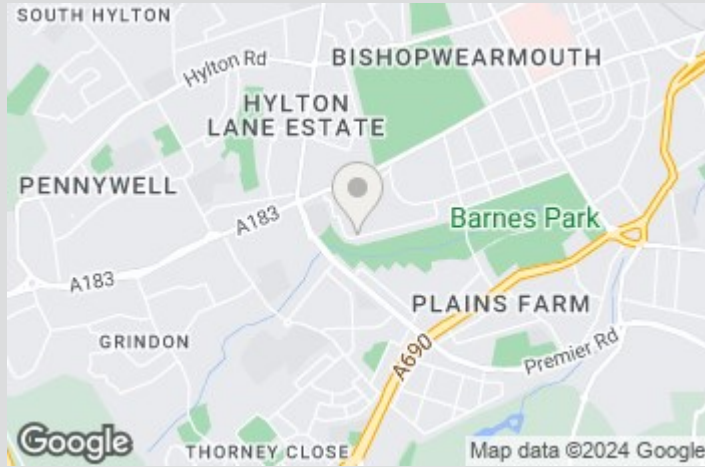
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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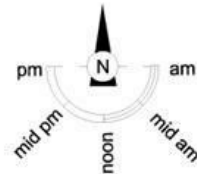
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Ground Floor  
Approximate Floor Area  
(48.16 sq.m)



First Floor  
Approximate Floor Area  
(39.42 sq.m)



68 Killingworth Drive