



## Killingworth Drive, High Barnes, Sunderland

**Offers in the Region of £235,000**

**MODERNISED & WELL PRESENTED 3 DOUBLE BEDROOM SEMI-DETACHED BUNGALOW**

**2 BEDROOMS, LARGE LOUNGE, CONSERVATORY, KITCHEN & BATHROOM ALL ON GROUND FLOOR**

**REAR GARDEN PLOT WITH LAWN, PATIO & SUMMER HOUSE**

**FIXED STAIRCASE IN LOUNGE LEADING TO FIRST FLOOR DOUBLE BEDROOM OR GUEST ROOM**

**EPC RATING D**

**LONG DRIVEWAY LEADING TO DETACHED GARAGE WITH ELECTRIC DOOR**

MODERNISED & WELL PRESENTED 3 DOUBLE BEDROOM SEMI-DETACHED BUNGALOW - FIXED STAIRCASE IN LOUNGE LEADING TO FIRST FLOOR DOUBLE BEDROOM OR GUEST ROOM - 2 BEDROOMS, LARGE LOUNGE, CONSERVATORY, KITCHEN & BATHROOM ALL ON GROUND FLOOR - REAR GARDEN PLOT WITH LAWN, PATIO & SUMMER HOUSE - LONG DRIVEWAY LEADING TO DETACHED GARAGE WITH ELECTRIC DOOR... Good Life Homes are delighted to bring to the market an exceptional 3 double bedroom semi-detached bungalow occupying a fairly prominent site just a two minute walk from Barnes Park perfect for walkers! Benefitting from a loft conversion with a fixed staircase to the rear of the spacious lounge, the property has a large third bedroom upstairs which would be perfect as a guest room or equally as a hobby room. On the ground floor the property has enjoyed some significant recent upgrades with new kitchen, bathroom and COMBI-boiler to mention a few with a layout briefly comprising; entrance hall, bathroom, large lounge with log burning stove, conservatory, 2 double bedrooms. Externally, there is a low maintenance garden to the front, long driveway to the side leading to a detached garage with electric door and a generous rear garden plot with patio, lawn and summer house. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means you won't pay us anything unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

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## ACCOMMODATION

### ENTRANCE HALL

Entrance via white uPVC double-glazed door to the side. Laminate wood-effect flooring, double radiator. 5 doors leading off, 1 bathroom, 2 to bedrooms, 1 to lounge, 1 to kitchen, 1 to built-in cupboard.

### KITCHEN 10' 0" x 9' 10" (3.05m x 2.99m)

Laminate wood-effect flooring, chrome towel heater style radiator, side facing white uPVC double-glazed window with views over the driveway, white uPVC double-glazed door leading to the rear garden. Modern fitted kitchen recently installed comprising; a range of wall and floor units in a white finish with wood-effect laminate work surfaces. Stainless steel sink with single bowl, single drainer and matching Monobloc tap. Space and plumbing for a washing machine, integrated electric oven, 4 ring gas hob, extractor fan, Integrated fridge/freezer and integrated dishwasher.

### LOUNGE 18' 8" x 12' 0" (5.69m x 3.65m)

Lovely size lounge with laminate wood-effect flooring, feature fire surround in a brick finish with railway sleeper style mantle and multi-fuel burner, double radiator. White uPVC double-glazed sliding doors leading out to conservatory. Staircase leading to first floor.

### CONSERVATORY

Laminate wood-effect flooring, white uPVC double-glazed windows with views over the garden and additional uPVC double-glazed door also leading out to the garden.

### BATHROOM 6' 10" x 6' 7" (2.08m x 2.01m)

Tile flooring, designer style flat panel radiator, side facing white uPVC double-glazed window with privacy glass. White toilet and sink built into vanity unit with chrome tap and push button flush, white bath with chrome taps and separate shower fed from the main Combi boiler system comprising; fixed overhead shower and separate hand held shower. The walls are finished in a stylish grey ceramic tile complementary to the floor.

### BEDROOM 2 12' 0" x 9' 0" (3.65m x 2.74m)

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed bow window. This is a good size double bedroom.



### BEDROOM 1 14' 3" x 10' 10" (4.34m x 3.30m)

Measurements taken at widest points and into bay. Laminate wood-effect flooring, 2 radiators, front facing white uPVC double-glazed bay window.

### FIRST FLOOR LANDING

Built-in cupboard, door leading off to bedroom 3.

### BEDROOM 3 15' 0" x 12' 4" (4.57m x 3.76m)

Measurements are approx. the room is L-shaped. Carpet flooring, radiator, 2 wooden framed double-glazed Velux style windows with built-in blinds, built-in storage in the eaves. This is a good size double bedroom or would equally make an fantastic hobbies room for someone who wants that additional extra space.

### DETACHED GARAGE

Electric roller shutter garage door.

### EXTERNALLY

Very long block paved driveway leading to detached garage with remote control door. Side gate providing access to the rear garden. The property comprises; large paved patio area positioned to take advantage of the sunny aspect. Area of lawn, summer house with some electrics. External electric socket.





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| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>81</b> |
| (55-68) <b>D</b>                            | <b>63</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.