

Killingworth Drive  
High Barnes  
Sunderland  
SR4 8QN



# Killingworth Drive

£185,000

## INTRODUCTION

FIRST TIME ON THE MARKET SINCE NEWLY BUILT - REQUIRING UPDATING - LARGER STYLE 3 BED SEMI ON GOOD PLOT - 2 RECEPTION ROOMS - GARAGE & DRIVEWAY - VIEWS OF PARK FROM FIRST FLOOR - ENTRY LEVEL PRICE FOR THIS STYLE OF HOME - NO CHAIN - VERY SOUGHT AFTER LOCATION ..

## ENTRANCE HALL

Carpet flooring, radiator, carpeted stairs to first floor landing, under stairs cupboard. Doors leading off to reception room1 and reception 2 (blocked off temporarily) door leading off to kitchen.

## KITCHEN

2 white uPVC double-glazed windows, white uPVC double-glazed window facing out to rear garden. Fitted kitchen with a range of wall and floor units with stainless steel sink and taps. Space for tall fridge/freezer, space and plumbing for a gas and electric cooker. Built-in cupboard providing some additional storage.

## RECEPTION ROOM 1

Measurements taken at widest points and into bay.

Carpet flooring, radiator, front facing white uPVC double-glazed bay window. Feature fire surround in a wood-effect finish with quartz hearth and back and built-in coal-effect gas fire. Double sliding doors leading into reception room 2.

## RECEPTION ROOM 2

Carpet flooring, rear facing white uPVC double-glazed window with views over the garden, wall mounted gas fire. Sliding doors leading through to reception room 1. There is a doorway which leads directly into the entrance hall.

## FIRST FLOOR LANDING

Rear facing white uPVC double-glazed window, loft hatch, built-in cupboard containing storage, 5 doors leading off, 1 to WC, 1 to bathroom and 3 to bedrooms.

## W C

Tiled flooring, side facing white uPVC double-glazed window with privacy glass. Toilet with mid level cistern.

## BATHROOM

Radiator, side facing white uPVC double-glazed window with privacy glass. Sink built into vanity unit with chrome tap, bath with tiled panel and chrome taps, electric shower over.

## BEDROOM 1

Carpet flooring, radiator, front facing white uPVC double-glazed bay window with views towards Barnes Park. This is a lovely size large double bedroom.

## BEDROOM 3

Carpet flooring, radiator, front facing white uPVC double-glazed window with views towards Barnes Park. This room is the smallest of the 3 but would still accommodate a double bed.

## BEDROOM 2

Another large double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window.

## EXTERNALLY

Driveway leading to attached garage with manual up and over garage door. Well maintained front garden, steps leading to open entrance hall with archway and partially glazed door leading to entrance hall.



Local Authority  
Sunderland

Council Tax Band  
C

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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