



Killarney Avenue, Downhill, SR5

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Killarney Avenue, Downhill, SR5

Offers In The Region Of £115,000

* 2 BEDROOM * TERRACED * FREEHOLD * FRONT AND REAR GARDENS * DRIVEWAY * COUNCIL TAX BAND A * EPC RATING C *

This well-presented two-bedroom terraced home is situated in the popular Downhill area of Sunderland, close to a range of local schools, shops and excellent transport links. Offering generous outdoor space and modern interiors throughout, the property would make an ideal first-time buy or family home.

The accommodation briefly comprises an entrance leading into a comfortable living room with access to the first floor. To the rear, a bright sunroom is currently used as a dining area and enjoys pleasant views over the rear garden, creating an ideal space for everyday dining and entertaining.

The kitchen is modern and thoughtfully laid out, featuring dual aspect windows which allow for plenty of natural light, along with direct access to the rear garden.

Upstairs, there are two well-sized bedrooms, both benefiting from dual aspect windows which create bright and airy living spaces. The bathroom is located on the first floor and features a modern fully tiled suite with a heated towel rail and bath with overhead rain shower.

Externally, the property boasts a large paved rear garden with off-street parking for one vehicle, while to the front there is a generous lawned garden adding to the home's kerb appeal.

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Floor 0



Floor 1



Approximate total area⁽¹⁾

64.1 m²

690 ft²

Reduced headroom

0.8 m²

9 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

- Entry

2'7" x 3'1"
- Living Room

11'8" x 17'11"
- Kitchen

11'7" x 8'11"
- Sunroom

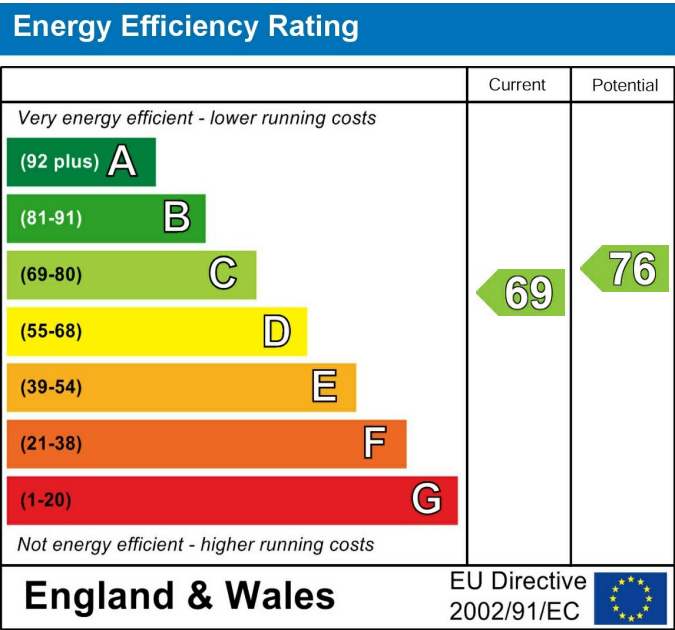
10'4" x 8'1"
- Landing

2'9" x 7'11"
- Bedroom 1

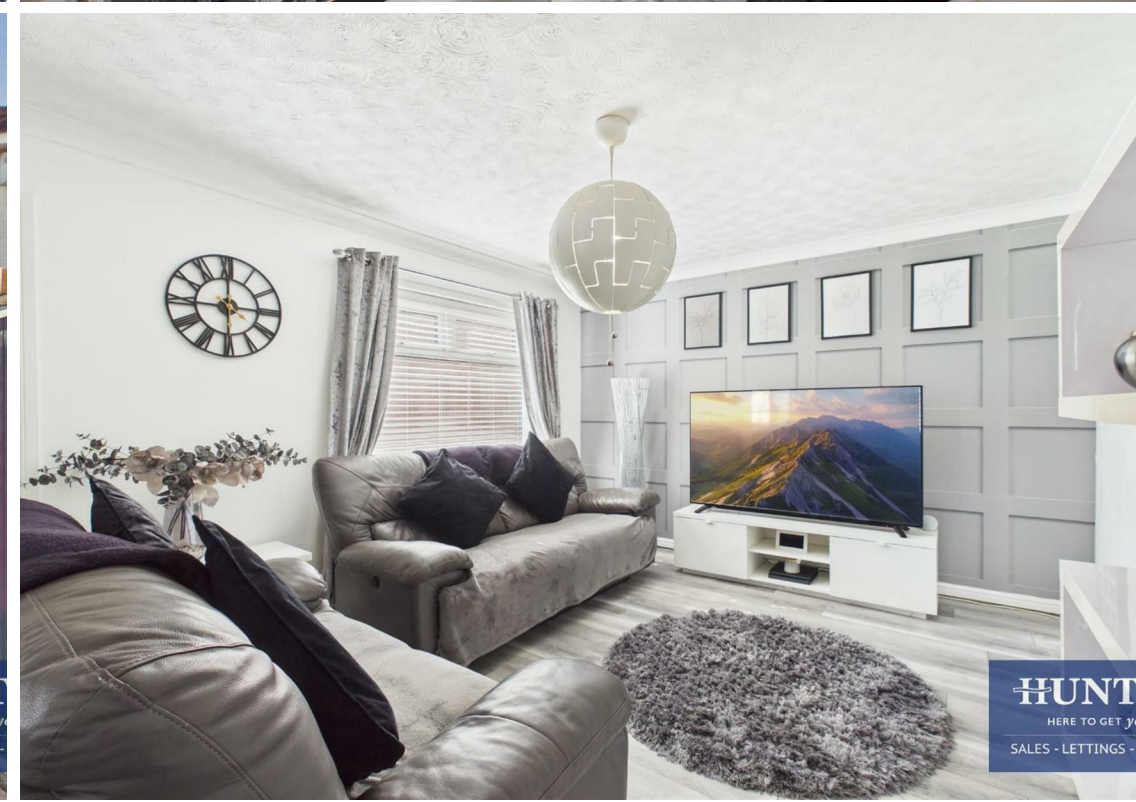
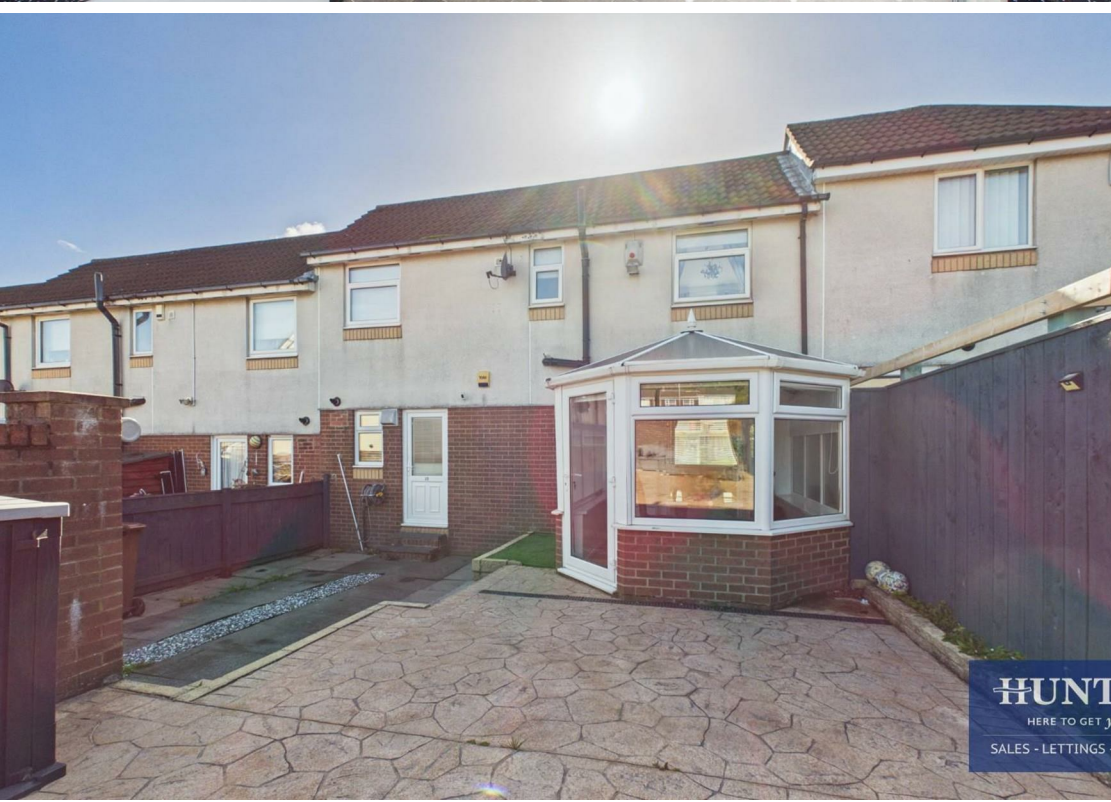
11'8" x 9'6"
- Bedroom 2

11'8" x 8'9"
- Bathroom

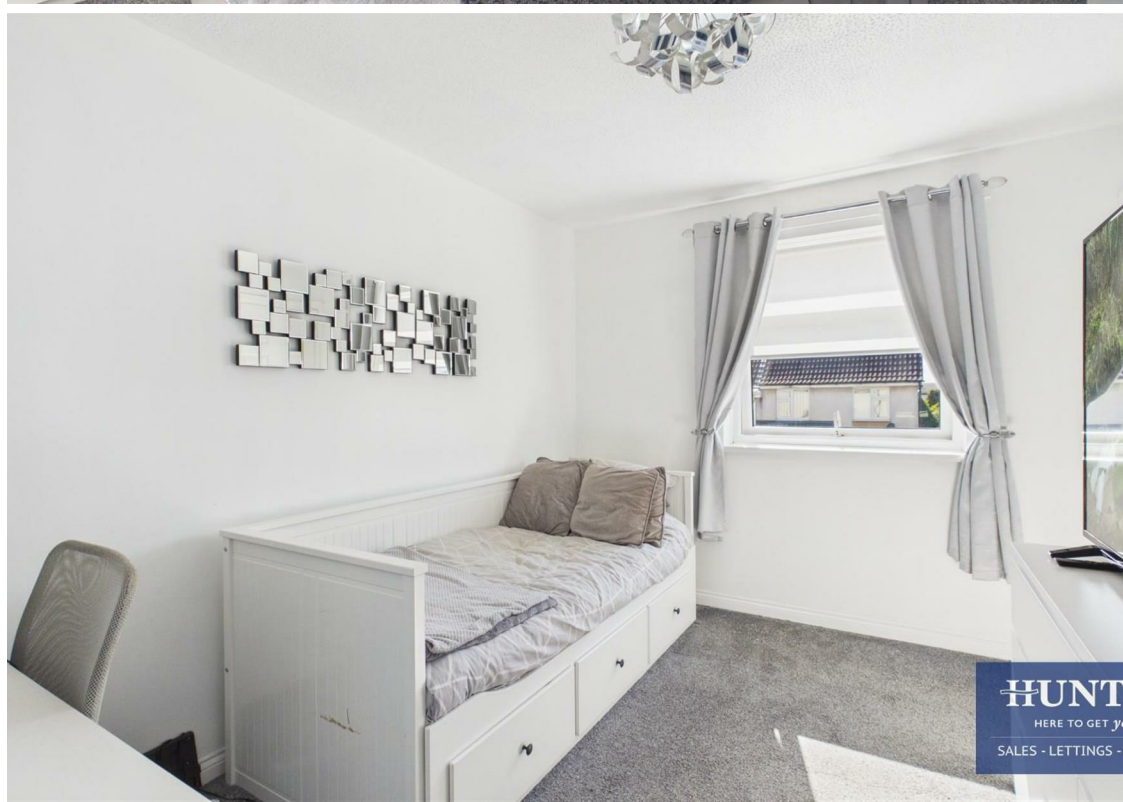
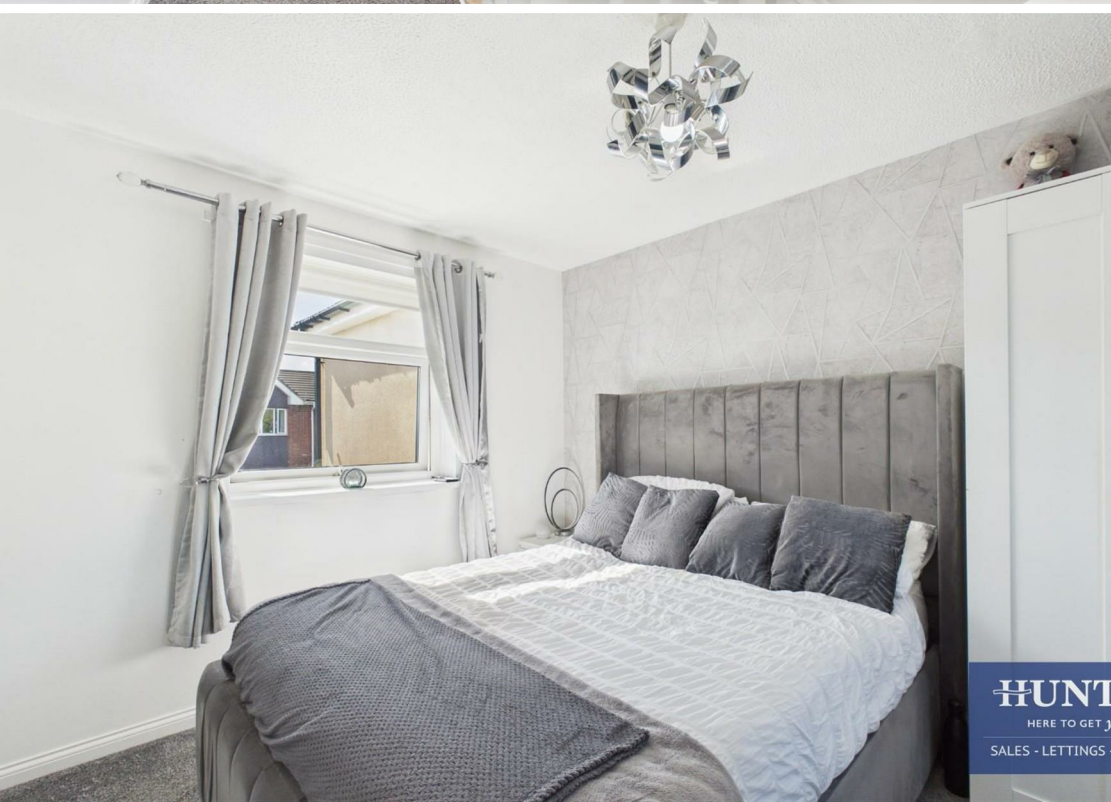
8'7" x 4'7"

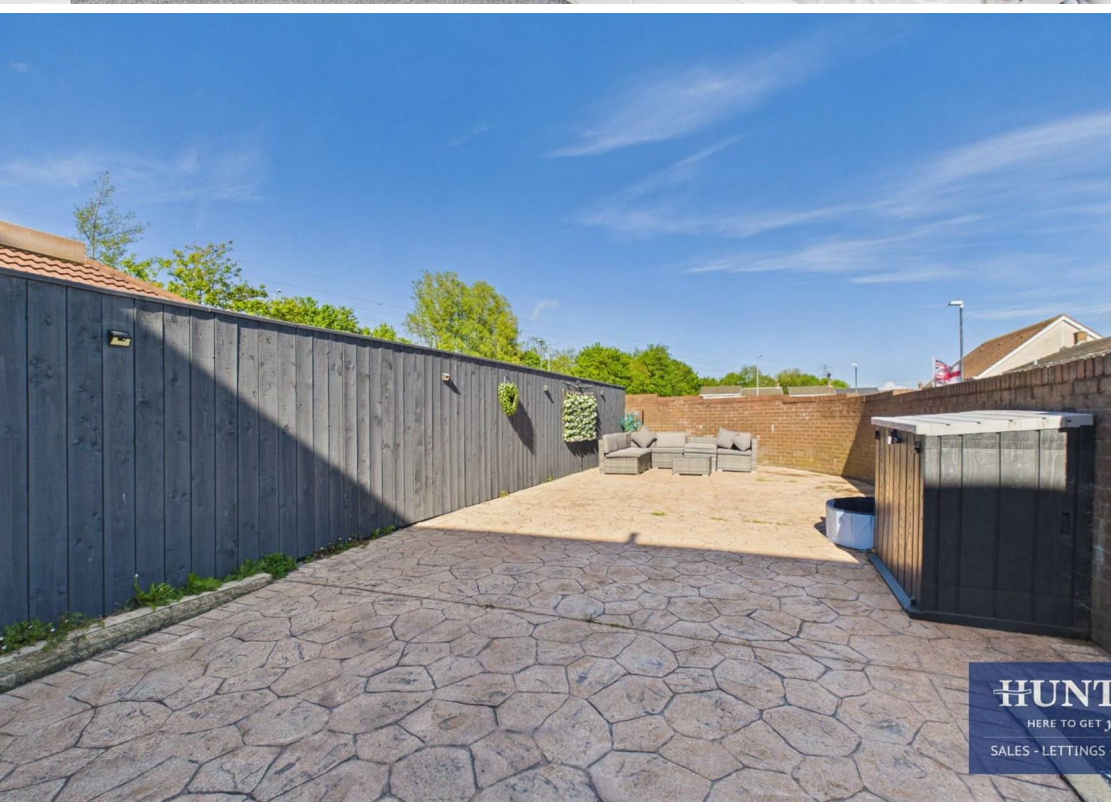


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











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