



Killarney Avenue, Downhill, SR5

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Killarney Avenue, Downhill, SR5

£110,000

* 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.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788
sunderland@hunters.com | www.hunters.com



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"

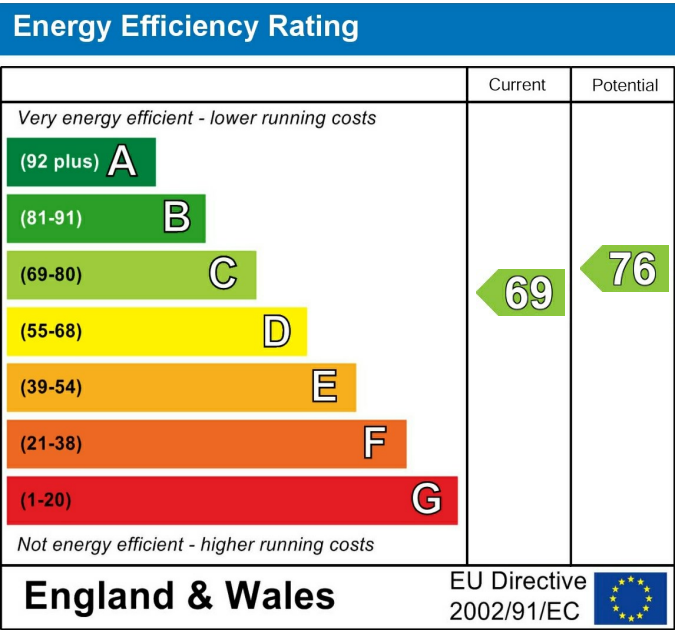
Sunroom
10'4" x 8'1"

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"

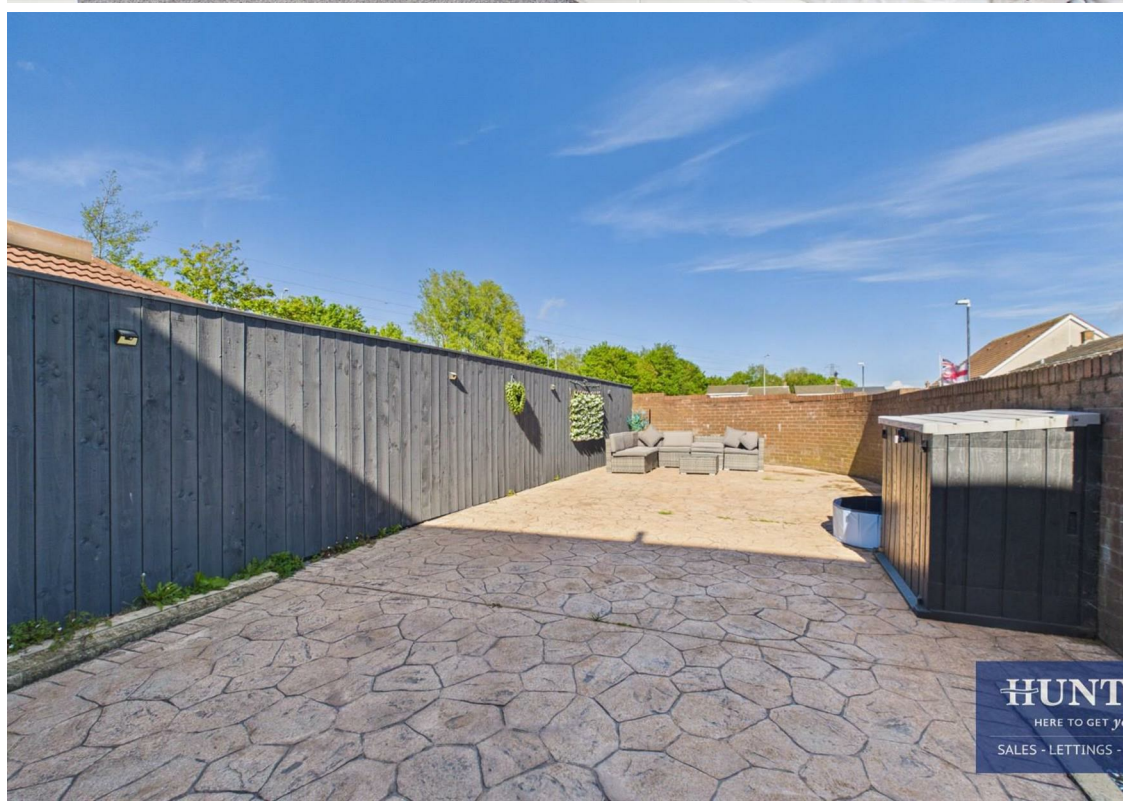
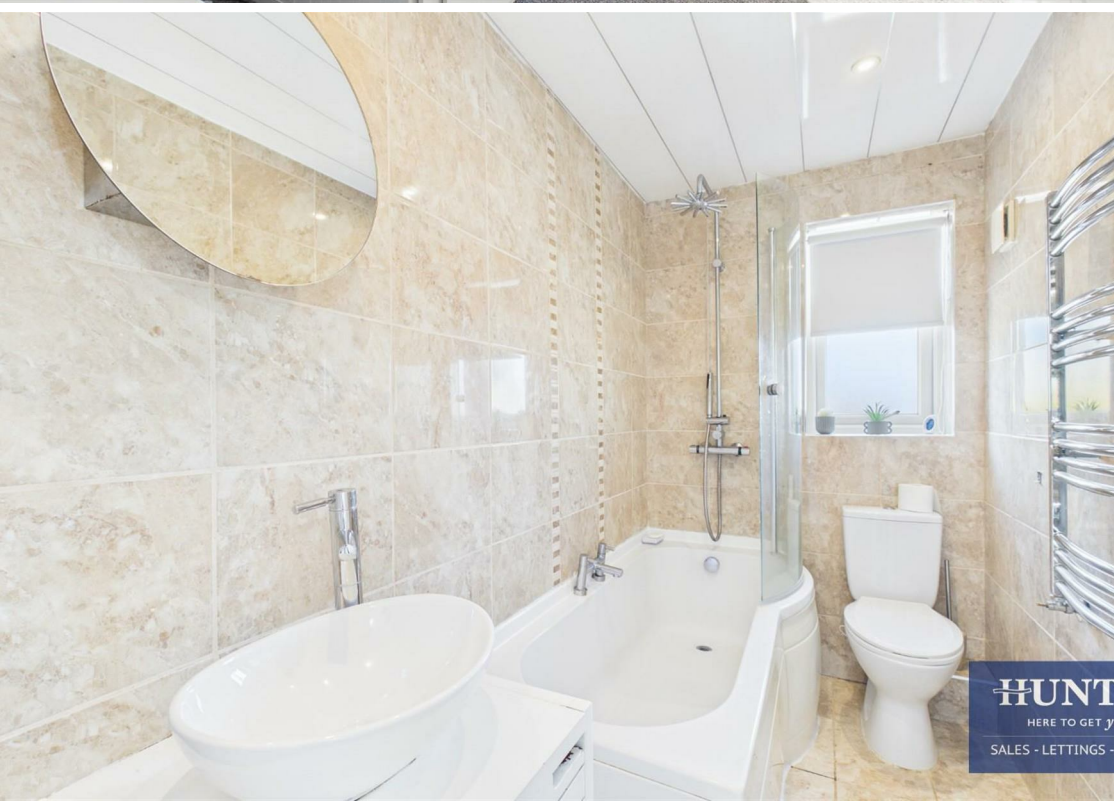


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