MICHAEL HODGSON

estate agents & chartered surveyors

KILLINGWORTH DRIVE, SUNDERLAND

Offers Over £210,000

NO ONWARD CHAIN INVOLVED - This superb 2 bed semi detached bungalow is situated on Killingworth Drive in High Barnes and will not fail to impress all who view. The property is ideally located close to Chester Road in High Barnes offering a superb location providing convenient access to the A19, local shops, schools and amenities as well as access to Sunderland City Centre. The property benefits from a security alarm, contemporary decor and generous yet versatile living space briefly comprises of: Entrance Hall, Living Room / Dining Room, Kitchen, Bedroom 2 or Sitting Room and to the First Floor, Landing, Bedroom 1 with En Suite and a Bathroom. Externally there is a front garden, side driveway and to the rear is a garden with gravelled patio area and raised lawn. Viewing of this lovely home is highly recommended available with no onward chain.

Semi Detached Bungalow	2 Bedrooms
Living / Dining Room	Bathroom & En Suite
Garage & Gardens	Lovely Property
No Chain Involved	EPC Rating: C

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Entrance Hall
The entrance hall has a radiator, laminate floor, stairs to the first floor.

Living Room / Dining Room
10'11" x 11'1"
The living / dining room spans the full depth of the house having a laminate floor, radiator, double glazed window to the front elevation, inset fireplace with multi fuel stove, double glazed French doors to the garden opening to the kitchen.

Kitchen
12'5" x 12'2"
The kitchen has a range of floor and wall units, radiator, stainless steel sink and drainer with mixer tap, plumbed for washer, double glazed window, laminate floor, gas hob with extractor over, electric oven, door to the rear garden, recessed spot lighting.

Sitting Room/ Bedroom 2
13'0" max x 12'8" max
A versatile room that could be used as a sitting room or ground floor bedroom, double glazed bay window, radiator.

First Floor
Landing, loft access, storage under the eaves.

Bedroom 1
18'6" max x 18'2" max
Double glazed window, radiator.

En Suite
TBC and to be installed

Bathroom
White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, chrome towels radiator, double glazed window to the side elevation, tiled walls and floor, recessed spot lighting, shower with rainfall style shower head and an additional shower attachment.

Externally
Externally there is a front garden, side driveway and to the rear is a garden with gravelled patio area and raised lawn.

Garage
Single garage accessed via an electric roller shutter

COUNCIL TAX
The Council Tax Band is Band C

TENURE
We are advised by the Vendors that the property is held on a Leasehold basis for a term of 999 years from 29 September 1954. Any prospective purchaser should clarify this with their Solicitor

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