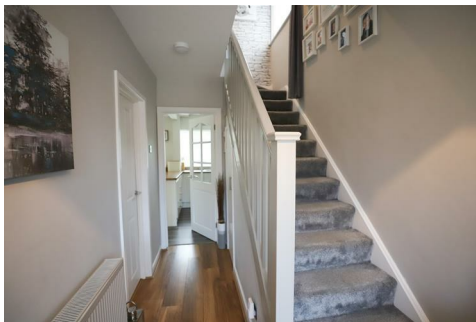




Killingworth Drive, Barnes, SR4 8QX

**Offers In The Region Of
£229,950**

A rather special three bedroom semi detached house, situated within one of cities most highly regarded locations of High Barnes, Sunderland.

This beautiful example offers many fine features to include, large family kitchen living space with open aspect to larger than average rear gardens, which provide views of the park and benefits from a south facing aspect. A double driveway provides off street parking.

This family home is well presented with tasteful decoration, double glazing and gas central heating, luxury fully tiled bathroom, separate sitting room with French doors to family kitchen. Viewing highly recommended.

Killingworth Drive, Sunderland, SR4 8QX

Entrance Hall



Family Bathroom



Living Room

13'9" x 11'1" (4.2 x 3.4)



Front facing bay window, feature fireplace, glazed french doors to kitchen / family room.

Fully tiled, panelled bath and separate corner shower, pedestal wash hand basin, low level WC and radiator.

Kitchen / Family Room

21'7" x 12'9" (6.6 x 3.9)



High quality luxury kitchen, with a breakfasting bar, a range of fitted appliances, separate sitting area, with glazed oriel bay. French doors to garden.

Master bedroom

11'9" x 10'5" (3.6 x 3.2)



Front facing bay window,

Killingworth Drive, Sunderland, SR4 8QX

Bedroom Two

11'9" x 11'5" (3.6 x 3.5)



Bedroom Three

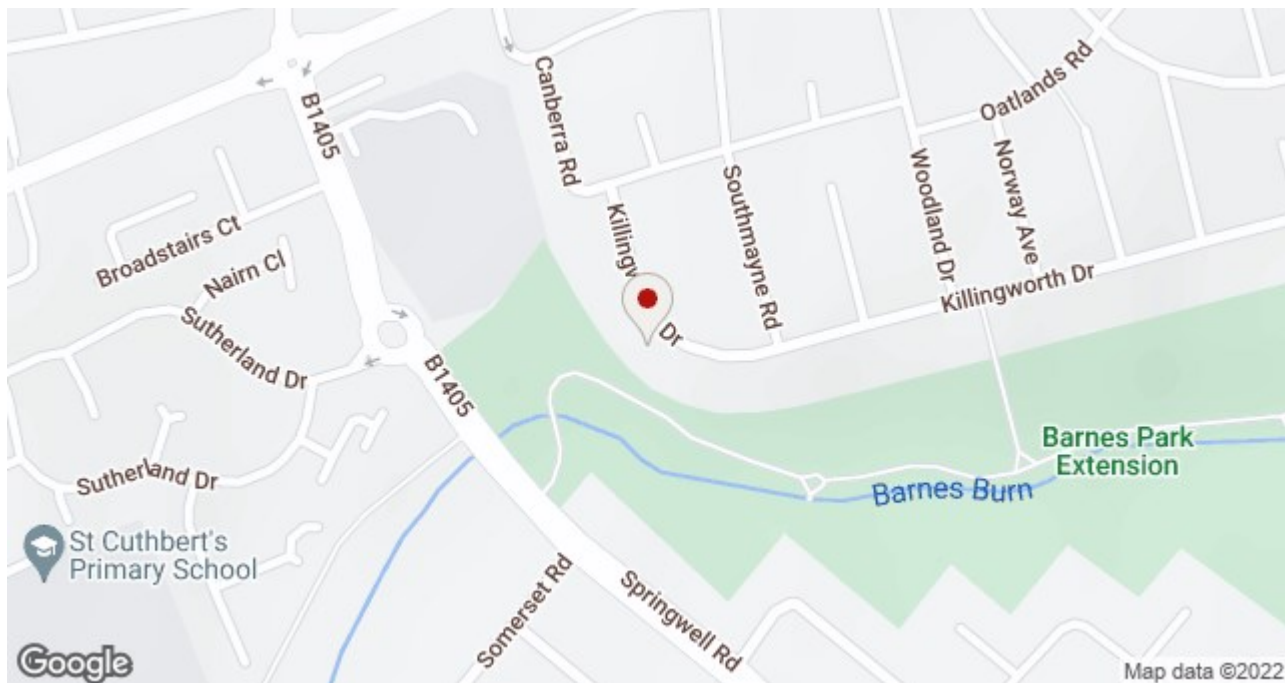
8'6" x 7'10" (2.6 x 2.4)



Council Tax Band - C

Tenure Leasehold- We are advised by the Vendors that the property is Leasehold. Any prospective purchaser should clarify this with their Solicitor.

Killingworth Drive, Sunderland, SR4 8QX



Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	