



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors

KILLINGWORTH DRIVE, SUNDERLAND £235,000

An immaculately presented larger style 3 bed semi detached house situated on Killingworth Drive in High Barnes that offers an excellent location providing easy access to local shops, schools and amenities as well as transport links to Sunderland City Centre. The property offers generous living accommodation briefly comprising of: Entrance Hall, Living Room, Dining Room, Conservatory, Kitchen / Breakfast Room and to the First Floor, Landing, 3 Bedrooms, Bathroom and Separate WC. Externally there is a front lawned garden and a block paved driveway leading to the house and garage whilst to is a lovely garden with patio area, lawn and stocked borders. Viewing of this lovely home is unreservedly recommended to fully appreciate the space, home and location on offer.

Semi Detached House
Living Room
Conservatory
Garage & Gardens

3 Bedrooms
Dining Room
Kitchen / Breakfast Room
EPC Rating: TBC



MICHAEL HODGSON



MICHAEL HODGSON



MICHAEL HODGSON



MICHAEL HODGSON

KILLINGWORTH DRIVE, SUNDERLAND

£235,000

Entrance Hall

Radiator, laminate floor, stairs to the first floor.

Living Room

14'11" max x 14'9" max

The living room has a large double glazed window to the front elevation, radiator, French doors leading to the dining room

Dining Room

14'5" max x 11'1" max

Radiator, double glazed window and door to the conservatory.

Conservatory

13'2" x 10'6"

Range of double glazed windows, double glazed french door to the garden.

Kitchen/Breakfast Area

10'0" x 15'3"

The kitchen has a range of floor and wall units, sink and drainer with mixer tap, double glazed window, space for a range cooker, breakfast bar, cupboard with wall mounted gas central heating boiler.

First Floor

Landing, double glazed window.

WC

Low level WC, part tiled walls, double glazed window.

Bathroom

Bath with mixer tap and shower attached, radiator, double glazed window, wash hand basin with mixer tap sat on a vanity unit.

Bedroom 1

13'11" max x 12'9" max

Front facing, double glazed window, radiator.

Bedroom 2

13'9" max x 10'11" max

Rear facing, double glazed window, radiator.

Bedroom 3

9'7" x 9'1"

Front facing, double glazed window, radiator, storage cupboard, loft access.

Externally

Externally there is a front lawned garden and a block paved driveway leading to the house and garage whilst to is a lovely garden with patio area, lawn and stocked borders.

Garage

Attached single garage accessed via an up and over garage door.

COUNCIL TAX

The Council Tax Band is Band C.

TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from 25th December 1954 . Any prospective purchaser should clarify this with their Solicitor

M I C H A E L H O D G S O N

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. 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. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

