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ETTRICK GROVE, SUNDERLAND

£445,000

Arguably one of the finest examples of its type this stunning 4 bed semi detached house will not fail to impress all who view boasting stylish decor whilst retaining many period features and charm. The property commands a superb position on Ettrick Grove situated in the much sought after and highly desirable area of High Barnes which offers a convenient location for Sunderland City Centre, the A19, local schools, Barnes Park and amenities. The property offers versatile and spacious living accommodation briefly comprising of: Entrance Porch, Inner Hall, Living Room, Sitting Room, Dining Room, Kitchen, Shower Room / WC and to the First Floor, Landing, 4 Bedrooms and a Bathroom. Externally there is a front garden and driveway leading to the house and garage whilst to the rear is a lovely garden having resin patio area, generous lawn and well stock boards. Viewing of this excellent property is highly recommended to fully appreciate the space, home and location on offer.

Semi Detached House
 Living Room
 Kitchen / Dining Room
 Stunning Property

4 Bedrooms
 Sitting Room
 Bathroom & Shower Room
 EPC Rating: D



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Entrance Porch

The entrance porch has a feature arched double glazed window, tiled floor, radiator.

Inner Hall

A lovely hallway having a tiled floor, alarm control panel, radiator with cover.

Living Room

21'2" to bay x 20'1" max

The Living Room has a bay widow to the front elevation incorporating three double glazed sash style windows, two fitted storage cupboards, impressive feature fireplace with ornate gas fire, bespoke fitted media wall.

Sitting Room

14'11" x 15'6"

A versatile room currently used as a sitting room having a laminate floor, radiator, arched double glazed window and door to rear garden.

Dining Room

15'6" x 9'11"

The Dining Room has two double glazed windows to the rear elevation, tiled floor, radiator, ornate feature fireplace, opening to the kitchen

Kitchen

16'3" x 10'1"

The kitchen has a range of floor and wall units, range cooker with extractor over, sink and drainer with mixer tap, double glazed window, tiled floor, plumbed for washer and dryer, radiator,

WC/Shower Room

White suite comprising low level wash hand basin with mixer tap set on a vanity unit, corner shower with tiled surround, recessed spot lighting, towel radiator,

First Floor

Landing having two double glazed sash style windows.

Bedroom 1

13'11" x 18'5"

Front facing, three double glazed sash style windows, range of fitted wardrobes, storage cupboard to one alcove, ornate feature fireplace, double radiator.

Bedroom 2

13'8" x 15'5"

Rear facing, three double glazed windows, radiator, range of fitted wardrobes.

Bedroom 3

9'3" x 13'7"

Rear facing, double glazed window, radiator, range of fitted wardrobes.

Bedroom 4

Front facing, double glazed sash style window, double radiator.

Bathroom

White suite comprising low level wc, two double glazed windows, bath with mixer tap and shower attachment, towel radiator, wall mounted double wash hand basin with mixer tap set on a vanity unit, tiled floor.

Externally

Externally there is a front garden and driveway leading to the house and garage whilst to the rear is a lovely garden having resin patio area, generous lawn and well stock boarders.

Garage

Attached style garage accessed via an electric roller shutter, wall mounted gas central heating boiler.

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