



MICHAEL HODGSON

estate agents & chartered surveyors



ETTRICK GROVE, SUNDERLAND

£499,950

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 and has meticulous improved, modernised and extended by the current owners to a superb standard. The property commands a highly regarded 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, Kitchen / Dining / Family Room, Utility and WC and to the First Floor, Landing, 4 Bedrooms and a Bathroom. Externally there is a front garden and driveway and to the rear is a lovely generous garden with paved patio, decking area, and lawn. Viewing of this exceptional home is highly recommended to fully appreciate the space, property and location on offer.

Semi Detached House

4 Bedrooms

Living Room

Sitting Room

Kitchen / Dining / Family Room

Stunning Property

Viewing Advised

EPC Rating: C



ETTRICK GROVE, SUNDERLAND

£499,950

Entrance Porch
The entrance porch has a tiled floor, feature arched double glazed window, double radiator, leading to the inner hall.

Inner Hall
An impressive inner hall that has a cast iron radiator, return staircase to the first floor, coving to ceiling, herringbone style oak wood floor.

Living Room
19'10" max x 21'0" max
The living room has a bay window to the front elevation incorporating three double glazed windows an additional double glazed window, herringbone style oak wood floor, cast iron radiator, ornate feature open fire with tiled surround and hearth, inset shelving and storage and space for a television to one alcove.

Sitting Room
15'5" x 15'5"
The sitting room has two double glazed window to the rear elevation and a double glazed door leading to the garden, radiator, feature fire with wood burning stove sat on a mosaic tiled floor, two storage cupboards to two alcoves.

Kitchen / Dining / Family Room
20'8" max x 23'3" max
A stunning open plan kitchen / dining / family room having bi folding doors to the garden, two radiators, vaulted ceiling over the kitchen area, recessed spot lighting to the kitchen area, double glazed double glazed sash window to the rear elevation.

The kitchen has has a comprehensive range of floor and wall units, quartz worktops with matching splashback, Belfast sink with mixer tap, 5 ring gas hob with extractor over, electric oven, microwave oven, integrated fridge freezer, dishwasher. There is a central breakfast island with quartz worktop storage below and breakfast bar.

Utility
8'11" x 8'9"
Plumbed for washer and dryer, Belfast sink with mixer tap, tiled floor, recessed spot lighting, extractor, radiator.

WC
Low level WC, tiled floor, wash hand basin, recessed spot lighting, extractor.

First Floor
Landing, galleried landing, two double glazed windows, cast iron radiator, loft access.

Bedroom 1
15'4" max x 18'6" max
First floor, double glazed window, radiator, recessed fitted wardrobe, ornate feature fire, recessed storage cupboard.

Bedroom 2
13'6" x 15'7"
Rear facing, three double glazed windows, radiator, ornate feature fire, storage cupboard, recessed fitted wardrobe.

Bedroom 3
13'7" x 12'0"
Rear facing, double glazed window, radiator.

Bedroom 4
8'11" x 11'8"
Double glazed window, radiator, front facing.

Bathroom
White suite comprising of a high level WC, freestanding roll top bath with claw feet, mosaic tiled floor, two double glazed window, recessed spot lighting, towel radiator, two wash hand basins sat on a vanity unit, shower cubicle with rainfall style shower head and an additional shower attachment.

Garage
6'9" m depth
Reduced length due to the utility and WC, wall mounted gas central heating boiler, electric roller shutter.

Externally
Externally there is a front garden and driveway and to the rear is a lovely generous garden with paved patio, decking area, and lawn, There is the added benefit of an EV charging point.

COUNCIL TAX
The Council Tax Band is Band E.

TENURE
We are advised by the Vendors that the property is Freehold. 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, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

