MICHAEL HODGSON

estate agents & chartered surveyors

ETTRICK GARDENS, SUNDERLAND
£280,000

We welcome to the market this fantastic opportunity to purchase a 2 bed double fronted detached bungalow situated on the much sought after Ettrick Gardens in High Barnes offering a much sought after and convenient location providing access to both Chester Road and Durham Road in addition to many shops and amenities as well as the A19 and Sunderland City Centre. The property itself benefits stylish and versatile living accommodation briefly comprising of: Entrance Porch, Inner Hall, Living Room, Dining Room, Kitchen, Sitting / Reception Room, 2 Bedrooms and a Bathroom. There is a loft room used in part as a home office / study, loft room and a shower room. Externally there is a full width block paved driveway leading to the house and garage and to the rear is a block paved garden with inset artificial grass lawn all of which enjoys an open aspect to the rear. Viewing of this lovely home is highly recommended to fully appreciate the property on offer.

- Detached Bungalow
- 2 Bedrooms
- Living Room
- Dining Room
- Kitchen
- Garage & Gardens
- Lovely Property
- EPC Rating: D

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Entrance Porch
Double glazed windows and double glazed French doors, tiled floor.

Inner Hall
Radiator, coving to ceiling, recessed spot lighting, loft access with ladder access.

Living Room
14'2" max x 17'0" max
The living room has a double glazed bay window to the rear elevation, two radiators, coving to ceiling, recessed spot lighting, media wall, wall mounted electric fire, double glazed door to side reception room.

Reception / Sitting Room
14'2" max x 8'7" max
Radiator, plumbed for washer and dryer, stairs to the loft space, double glazed patio door to the rear garden, double glazed door to the garage.

Dining Room
11'11" max x 11'10" max
The dining room has a double glazed window to the side elevation, radiator with cover.

Kitchen
8'9" x 12'9"
The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, plumbed for dishwasher, space for a freestanding fridge / freezer, two electric ovens, electric hob with extractor over, double glazed window, recessed spot lighting, chrome towel radiator, double glazed French doors to the rear garden, tiled floor.

Bedroom 1
12'0" x 11'11"
Front facing, double glazed bay window, radiator.

Bedroom 2
11'11" x 10'4"
Front facing, double glazed bay window, radiator.

Bathroom
White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, bath with shower over, double glazed window, radiator, chrome towel radiator.

Loft Room 1
15'11" x 8'6"
Two velux style windows, radiator, t fall roof in part, currently used as a study/home office area, accessed via stairs from the sitting / reception room.

Loft Room 2
14'2" max x 9'6" max
Two velux style windows, radiator, t fall roof in part.

Loft Room Shower Room
Low level WC, pedestal basin with mixer tap, chrome towel radiator, tiled floor, shower with tiled splashback, t fall roof in part, recessed spot lighting.

Garage
Single garage accessed via an electric roller shutter.

Externally
Externally there is a full width block paved driveway leading to the house and garage and to the rear is a block paved garden with inset artificial grass lawn all of which enjoys an open aspect to the rear.

COUNCIL TAX
The Council Tax Band is Band C

TENURE
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

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