

Ettrick Grove  
High Barnes  
Sunderland  
SR3 4AW





good life  
sales & lettings





## Ettrick Grove

# Offers In The Region Of £275,000

### INTRODUCTION

EXTENDED 3 DOUBLE BEDROOM SEMI-DETACHED HOME - POTENTIAL TO SPLIT EXTENDED BEDROOM INTO TWO - STUNNING LANDSCAPED REAR GARDEN PLOT - LOUNGE + SECOND EXTENDED REAR LOUNGE - GENEROUS GARAGE & DRIVEWAY - SOUGHT AFTER LOCATION NEXT TO BARNES PARK - CONVENIENT FOR COMMUTING ALL AREAS OF CITY - A VERY SPECIAL HOME ...

### ENTRANCE VESTIBULE

Entrance via GRP double-glazed door. Laminate wood-effect flooring, built in cupboard providing storage. Partially-glazed door leading to full entrance hall.

### ENTRANCE HALL

Double radiator, carpet flooring, original period staircase leading off to half landing, 4 doors leading off, 1 to WC, 2 to receptions, 1 to kitchen.

### W C

7'0 x 4'4

Laminate wood-effect flooring, double radiator, toilet with low level cistern, built in sink with hot and cold taps and bespoke shelving and storage cupboard. Rear facing white uPVC double-glazed window with privacy glass, alarm key pad.

### RECEPTION ROOM 1

15'0 x 12'2

Carpet flooring, large radiator, front facing white uPVC double-glazed bay window, beautiful fire surround in a quartz finish with matching hearth and back and built in electric fire. Lovely high ceilings with original coving.

### KITCHEN

18'9 x 8'8

Part of an extension to the original property, the kitchen has laminate tile effect flooring, large radiator, white uPVC double-glazed window with amazing views over the fabulous rear garden, white uPVC double-glazed door leading to the side of the property. Fitted kitchen with a range of wall and floor units in a oak finish with contrasting laminate work surfaces, quartz style sink with bowl and a half, single drainer and Monobloc tap, integrated dishwasher, space for tall fridge/freezer, space and plumbing for a washing machine, fabulous Range Master Toledo with multiple ovens, 5 ring gas hob and hot plate with matching splash back and extractor hood. Recessed lights to ceiling.

### RECEPTION ROOM 2

22'1 x 12'0

Measurements taken at widest points.

Part of an extension to the original property, the second reception has the original room at the start and the extended room accessible via open plan archway. Beautiful period fire surround approx. 6ft in height with polished inlays, quartz hearth, double radiator and single radiator providing heat to the space. The extended part of the room enjoys double uPVC double-glazed doors and fixed window panels either side allowing access to the rear patio and enjoys beautiful views over the wonderful gardens.

### HALF LANDING

Front facing white uPVC double-glazed bow window, stairs to full landing.

## FIRST FLOOR LANDING

4 doors leading off, 3 to bedrooms and 1 to bathroom.

## BEDROOM 1

16'3 x 9'9

Measurements taken at widest points.

Part of an extension to the original property. This lovely room has carpet flooring, white uPVC windows to front and rear elevations with radiators below. The views over the rear garden are something to behold and it is a rarity to get a garden of this size and quality in central Sunderland. It should be noted that there is potential to split this bedroom into 2 bedrooms to create a 4 bedroom home or 3 bedroom plus study.

## BEDROOM 2

11'2 x 11'0

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space.

## BEDROOM 3

12'0 x 9'4

Also a double bedroom.

Carpet flooring, double radiator, rear facing white uPVC double-glazed window with views over garden and neighbouring gardens. Built in cupboard to 1 wall providing additional storage. Original cast fire in a painted finish.

## BATHROOM

6'10 x 6'4

Vinyl wood-effect flooring, rear facing white uPVC double-glazed window with privacy glass. Fitted bathroom suite comprising bath with panel and glass shower screen over with chrome taps and shower fed main hot water system, toilet with concealed cistern and push button flush, bidet, sink with single pedestal and chrome tap. The walls are finished in a style ceramic tile with mosaic feature. Chrome towel heater style radiator providing heat to the space.

## GARAGE

17'0 x 9'10

Wider than a standard single with remote control roller shutter door, ample storage and timber external door providing access to the rear at the back garage. Electric sockets and lighting. Mezzanine level with lots of additional storage.

## EXTERNALLY

Driveway parking for at least 1 vehicle leading to attached garage. Well maintained front garden with views towards to Barnes Park. 2 steps leading to the front door.

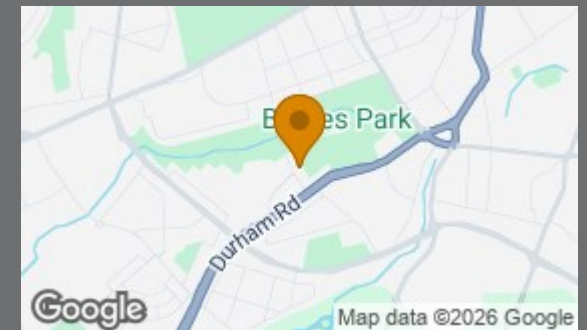
The property benefits from an absolutely stunning rear garden plot with raised patio area immediately adjacent to the patio doors from the second reception, steps leading down to an absolutely stunning mature garden with well maintained lawn, borders rich in planting, which is the culmination of many years of careful thought, planning and consideration. Garden pond and a natural area towards to the bottom of the garden which has the potential to clear to extend the lawn further or leave natural to encourage wildlife. This really is a stunning space by any standard and is very rare, particularly in central Sunderland.



Local Authority  
Sunderland

Council Tax Band  
D

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



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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