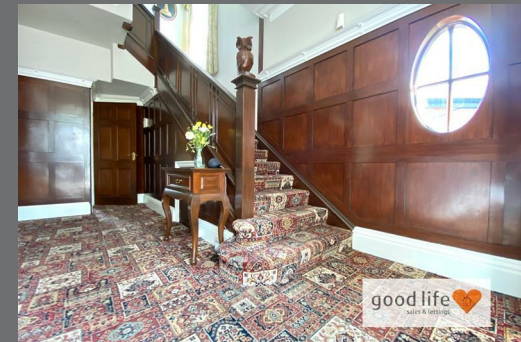


Ettrick Grove  
High Barnes  
Sunderland  
SR3 4AW



# Ettrick Grove

## £320,000

### INTRODUCTION

1920's PERIOD 4 BED SEMI-DETACHED HOUSE - LARGE REAR GARDEN PLOT WITH OUTBUILDINGS - LARGE GARAGE TO REAR WITH POTENTIAL TO EXTEND - DESIRABLE LOCATION - CLOSE TO BARNES PARK & DURHAM RD - BEAUTIFUL PERIOD ENTRANCE HALL & STAIRCASE - 2 GENEROUS RECEPTION ROOMS ON GROUND FLOOR ...

### ENTRANCE VESITUBLE

Carpet flooring, coat hanging hooks and door leading into entrance hall.

### ENTRANCE HALL

Beautiful period entrance hall with original panelling to the walls, radiator behind cover, carpet flooring, oval side facing single-glazed window, beautiful staircase to first floor landing with carved owl. Door leading off to kitchen dining room, doors leading off to reception room 2 and door leading off to reception room 1.

### RECEPTION ROOM 1

Beautiful formal first reception with carpet flooring, double radiator, front facing white uPVC double-glazed part bay window with pleasant views. Stylish fire in a wood carved finish with granite hearth and coal-effect gas fire. The ceiling are approx. 9ft 8" high and with individual design features including deep architrave.

### RECEPTION ROOM 2

Again, a lovely well proportioned second reception room with carpet flooring, double radiator, white uPVC double-glazed part bay window with uPVC double-glazed doors leading to rear patio and garden. 1920s style fireplace with built-in mirror and tiled hearth and real open fireplace. The ceiling in this room is also high providing a very spacious feel to the room.

### DINING KITCHEN

Fitted kitchen with a range of wall and floor units in a natural wood finish with complementary laminate work surface. Integrated electric oven, 4 ring ceramic hob and feature extractor chimney in stainless steel finish, stainless steel sink with circular bowl, matching drainer and Monobloc tap. Integrated dishwasher, space and plumbing for a washing machine, integrated double fridge/freezer, large larder cupboard, 2 white uPVC double-glazed windows, side and rear facing, white uPVC double-glazed door leading to the side of the property, wall mounted Combi boiler. Open chimney breast with impressive log burning stove.

### FIRST FLOOR LANDING

White uPVC double-glazed window with lovely views over the garden. 5 doors leading off to 4 to bedrooms and 1 to bathroom.

### BATHROOM

Laminate wood-effect flooring, tall chrome towel heater style radiator, 2 side facing white uPVC double-glazed windows with privacy glass. Double shower tray with fixed glass shower and shower fed from the main Combi boiler system, toilet and sink built into vanity unit with concealed cistern and push button flush and chrome tap. The walls are finished in uPVC cladding.

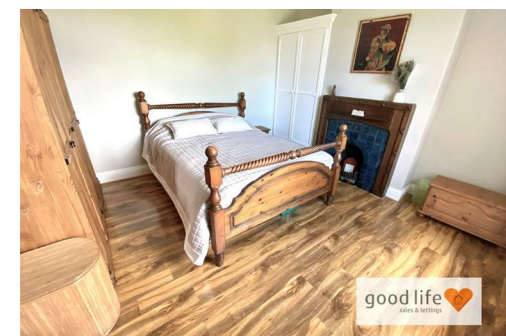
### BEDROOM 1

Large double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed. Original fireplace in a painted finish and tiled.

### BEDROOM 2

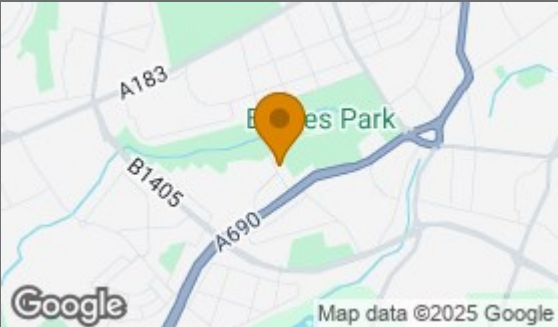
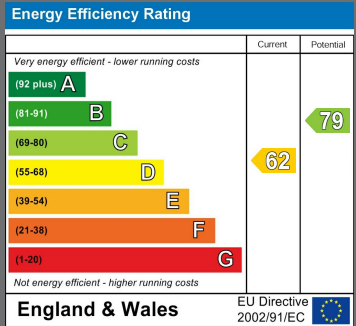
Carpet flooring, radiator, front facing white uPVC double-glazed window. This is also a large double bedroom.



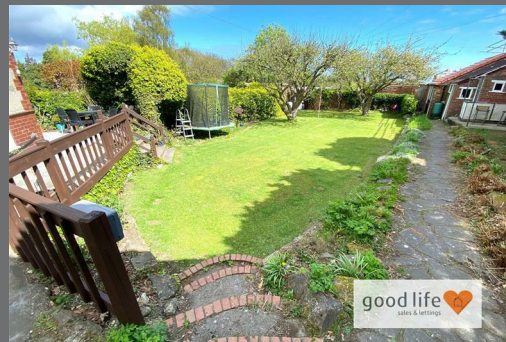
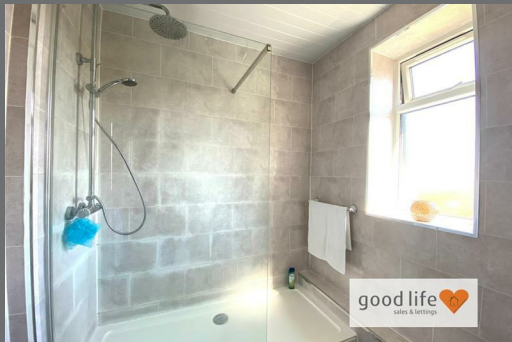


Local Authority  
Sunderland

Council Tax Band  
D



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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