




Westfield Grove  
Barnes  
Sunderland  
SR4 8QZ





## 3 BED BUNGALOW

good life   
sales & lettings

-  ONE-LEVEL LIVING
-  WELL-MAINTAINED
-  BEAUTIFUL GARDENS
-  LONG DRIVEWAY



## Westfield Grove

# Offers In The Region Of £230,000

### INTRODUCTION

3 BED SEMI-DETACHED BUNGALOW - LARGER DOUBLE-FRONTED DESIRABLE STYLE - FLEXIBLE 2 BEDROOMS & 2 RECEPTIONS - WELL MAINTAINED - BEAUTIFUL GARDENS FRONT & REAR - MULTI-CAR BLOCK PAVED DRIVEWAY - THIS HOME HAS A LOVELY FEEL - EXCLUSIVE LOCATION ...

### ENCLOSED ENTRANCE PORCH

Entrance via uPVC double-glazed door. Tiled flooring and original partially-glazed door leading into entrance hall.

### ENTRANCE HALL

Carpet flooring, double radiator, built in cupboard which is the location of the modern consumer unit, electric meter and alarm key pad. Wall mounted thermostat, doors leading off to lounge, 3 bedrooms (or 2 bedrooms and 1 dining room) kitchen and bathroom.

### BEDROOM 1

12'10 x 12'9

Carpet flooring, double radiator, front facing white uPVC double-glazed bay window. Fitted wardrobes to 1 wall with a good degree of storage and hanging space and in built drawers. This is a good size double bedroom.

### LOUNGE

16'0 x 12'0

Lovely size lounge.

Carpet flooring, white uPVC double-glazed bay window, large radiator, feature fire surround in a wood effect finish with quartz hearth and back and built in electric fire. This is a lovely size room with pleasant outlook to the front via the bay window.

### BEDROOM 2

10'0 x 8'2

Small double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window with views over the garden. Fitted wardrobe with hanging and storage space.

## BATHROOM

8'0 x 7'9

Well equipped modern bathroom, neutral floor and wall tiles in a light cream finish with separate bath (with bath tap and showerhead attachment) and separate quadrant shower with shower fed from the main combi boiler system, toilet with low level cistern, sink with chrome taps built into vanity unit below. 2 Chrome towel heater style radiators provide heat to the space and electric shaving point, 2 rear facing white uPVC double-glazed windows with privacy glass. Recessed lights to ceiling. This is a good size bathroom.

## KITCHEN

10'7 x 8'9

Ample size kitchen, which is well planned and organised, laminate wood-effect flooring, double radiator, integrated NEFF electric oven, 4 ring ceramic hob, integrated extractor, space and plumbing for a washing machine, integrated fridge/freezer. Worcester Bosch combi boiler in a matching cupboard, side facing large white uPVC double-glazed window allowing lots of light into the space.

## DINING ROOM OR BEDROOM 3

16'9 x 12'0

Measurements taken into bay window.

A lovely large room which is rear facing.

Carpet flooring, large double radiator, feature fire surround providing recess with a quartz hearth and walk in bay with white uPVC double-glazed windows and white uPVC double-glazed door with 2 steps down onto a lovely patio and gorgeous garden.

## EXTERNALLY

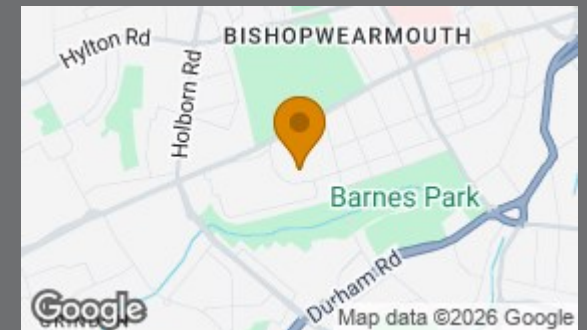
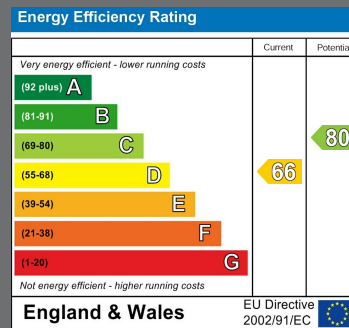
The property has driveway parking for at least 1 vehicle, and a privacy fence has been erected to the side of the property which if removed, would provide extensive further driveway parking to the side of the property and to the rear, all of which is block paved. Immaculately maintained front garden with lawn, borders and shrubs. Attractive wrought iron pedestrian gate and driveway gates.

Another wonderful asset to this beautiful bungalow is the gorgeous rear garden. Block paving extending the potential driveway down the side of the house to the rear where there is a large garden shed for storage and water butt for collecting rainwater for the borders and shrubs no doubt. The garden is beautifully organised with raised borders, well maintained lawn and well stocked planting throughout. The garden was bathed in sunshine on the day of the photographs confirming a sunny aspect in pretty much all areas.



Local Authority  
Sunderland

Council Tax Band  
C



**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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