

Ormskirk Grove  
Alder Heights  
Sunderland  
SR3 2ZT





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sales & lettings

## Beautiful Detached Home

-  4 Bedrooms
-  Superb Dining Kitchen
-  Long Driveway
-  Detached Garage
-  Solar Panels
-  Great Plot



## Ormskirk Grove

# Offers In The Region Of £295,000

### INTRODUCTION

QUALITY 4 BEDROOM DETACHED HOME - BARRATT HOMES NEW DESIRABLE DEVELOPMENT - LONG MULTI-CAR DRIVEWAY - DETACHED GARAGE - SOLAR PANELS - MANY UPGRADES - VERY SENSIBLY PRICED DISCOUNTED ON A NEW HOME - FABULOUS DINING KITCHEN WITH DOORS ONTO GARDEN - SEPARATE UTILITY - NO CHAIN ...

### ENTRANCE HALL

Entrance via GRP double-glazed door. Laminate wood-effect flooring, radiator, side facing white uPVC double-glazed window, staircase to first floor. Door leading off to lounge, door leading off to dining kitchen, door leading off to wc, door leading into the coms cupboard and handy large storage cupboard.

### WC

5'3 x 2'11

Laminate wood-effect flooring, toilet with low level cistern, hand basin with chrome tap, radiator, extractor fan, recessed lights to ceiling. Built in mirror to 1 wall

### LOUNGE

15'4 x 11'0

Good size lounge.

Carpet flooring, large double radiator, front facing white uPVC double-glazed window. Large enough to accommodate most arrangements of furniture.

### DINING KITCHEN

19'2 x 10'3

A lovely size rear facing dining kitchen.

Continuation of the laminate wood-effect flooring from the entrance hall, triple thickness radiator providing lots of heat to the space. Very stylish fitted kitchen with a range of wall and floor units in a neutral and contemporary style classic finish with laminate wood-effect work surfaces. Integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish and glass splash back. Integrated dishwasher, integrated double fridge/freezer, storage cupboard, stainless steel sink with bowl and a half, single drainer and matching monobloc tap, built in cupboard housing a modern central heating boiler. White uPVC double-glazed window with rear facing views over the garden and lovely set of white uPVC double-glazed doors with windows either side leading out to onto the patio and rear garden, recessed lights to ceiling and extractor fan. This impressive room is comfortably large enough to accommodate a table and chairs at one end of the dining kitchen. Door leading off to the separate utility.

### UTILITY ROOM

6'3 x 4'2

Laminate wood-effect flooring, radiator, side facing white uPVC double-glazed window. Laminate wood-effect work surface with under bench space for 2 appliances and plumbing for washing machine, electric sockets and lighting.

## FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, radiator, loft hatch, built in cupboard providing useful storage. 5 doors leading off, 4 to bedrooms and 1 to bathroom.

## BATHROOM

6'4 x 5'6

Vinyl tile effect flooring, triple size radiator, side facing white uPVC double-glazed window with privacy glass. Toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel and chrome tap.

## BEDROOM 1

12'3 x 10'0

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. This is a good size double bedroom with en-suite leading off.

## EN-SUITE

7'8 x 3'10

Good size en-suite.

Vinyl tile effect flooring, double radiator, white toilet with low level cistern, white sink with single pedestal and chrome tap, double shower cubicle with sliding glass doors and shower fed from the main hot water system. The shower cubicle is completely tiled which continues to half height around the remainder of the en-suite and electric shaving point. Recessed lights and extractor fan.

## BEDROOM 2

10'0 x 8'9

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

## BEDROOM 3

10'3 x 9'1

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

## BEDROOM 4

9'0 x 6'9

Large enough to accommodate a double bed or certainly a very decent single bedroom  
Carpet flooring, radiator, rear facing white uPVC double-glazed window.

## GARAGE

Manual up and over door and electricity.

## EXTERNALLY

The property has a multi car driveway leading to detached garage. Access down the side of the property to the rear via a gate.

The property enjoys a good size rear garden plot which is laid to turf with a paved patio area immediately adjacent to the patio doors and allows for plenty of scope. The rear of the property enjoys a sunny aspect as various parts of the day.



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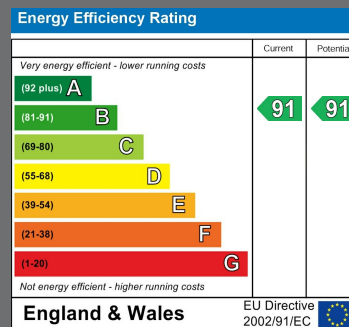
FLOORPLANS: These floorplans are for illustrative purposes only to show the layout of the property. Measurements and total areas are approximate and should not be relied upon.



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Local Authority  
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**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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