



6 Etrick Gardens, High Barnes, Sunderland, Tyne & Wear, SR4 8QF

£175,000

THOMAS WATSON

Estate Agents

A spacious double fronted detached bungalow situated in this quiet cul de sac position off Ettrick Grove with good access to all local amenities. The property benefits from UPVC double glazing, Gas central heating and briefly comprises hallway, living room, fully fitted kitchen, utility room, bathroom/wc with 4 piece suite, 2 double bedrooms, converted loft area with 2 rooms, shower room and separate wc. Attached garage and gardens to front and rear, Realistically priced.



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

UPVC door.

HALLWAY

Central heating radiator.



LIVING ROOM (front) 4.69 x 5.10 (15'5" x 16'9")

Central heating radiator.



KITCHEN 3.52 x 3.45 (11'7" x 11'4")

Central heating radiator. Range of fully fitted wall, floor units and work surfaces. Stainless steel sink unit and single drainer.



KITCHEN



UTILITY 2,51 x 3,83 (6'7" x 12'7")

Range of fitted units and work surfaces. Sink unit and single drainer. Tiled floor. Tiles walls. Gas combi boiler.



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BATHROOM/WC 2.59 x 2.18 (8'6" x 7'2")

Heated towel rail. Part tiles walls. Suite comprising panelled bath, pedestal wash hand basin, shower cubicle with plumbed in shower and low level wc.



BEDROOM 1 3.51 x 3.70 (11'6" x 12'2")

Central heating radiator,



BEDROOM 2 3.56 x 3.17 (11'8" x 10'5")

Central heating radiator.



ROOM 2 2.99 x 4.29 (9'10" x 14'1")

SEPARATE WC

Low level suite.

SHOWER ROOM 1.97 x 1.82 (6'6" x 6'0")

Central heating radiator. Shower cubicle and wash hand basin.

EXTERNAL

Attached garage (5.31 x 2.57). Gardens to front and rear with patio areas and fencing.



FIRST FLOOR

ROOM 1 2.68 X 4.25 (6'7" X 13'11")

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