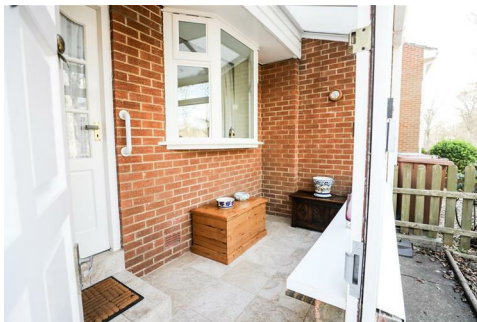




## Glen Path, Ashbrooke, SR2 7TU

**Offers In The Region Of  
£254,950**

This is a rare opportunity to purchase an immaculately presented end-link house, built at a later date than most of the properties in the area, and providing deceptively spacious and well-planned accommodation. In a particularly sought after and highly regarded location, overlooking Backhouse Park to the front, the property offers generous room sizes throughout and features a particularly impressive open plan lounge and dining room with doors out to the garden, a beautifully fitted kitchen with integrated appliances and granite work surfaces and a large ground floor wc. To the first floor there are two double bedrooms, the master having a large walk-in dressing room with cupboards and hanging rails and a good sized, stylishly appointed modern bathroom with a separate shower. Externally, there is an attached garage with a connecting door to the kitchen and additional driveway parking to the front and a very pleasant, approximately south facing low maintenance rear garden. Offered with no upward chain, this superbly appointed house must be viewed to fully appreciate the size and quality of the accommodation it provides. Accommodation comprises entrance porch, large cloakroom/wc, lounge opening into dining room, fully fitted kitchen, 2 double bedrooms, bathroom/wc, gas CH, uPVC double glazing, carpets, attached garage and drive, front and rear gardens.

# Glen Path, Sunderland, SR2 7TU

## ACCOMMODATION COMPRISES

## SPACIOUS CLOAKROOM/WC

### LARGE ENTRANCE PORCH



Built in cupboard; tiled floor

### LOUNGE

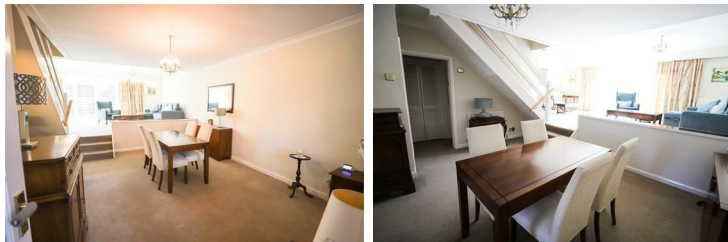
22'2" x 11'8" (6.77 x 3.58)



Patio doors to rear garden; two radiators

### DINING AREA

16'2" x 12'2" (4.93 x 3.72)



Radiator



Low level suite; vanity wash hand basin with cupboard under and mixer tap; bidet; cupboards; spotlights; tiled walls; wood flooring; heated towel rail

### INNER LOBBY

Storage cupboard with floor-standing Potterton gas central heating boiler

### KITCHEN

12'3" x 9'5" (3.74 x 2.89)



Comprehensive range of quality fitted wall and floor units having granite working surfaces; one and a half bowl sink with mixer tap; built in electric oven; gas hob; stainless steel extractor hood; integrated dishwasher; integrated fridge; integrated freezer; integrated microwave; spotlights; tiled splashback; wood flooring; radiato

### BEDROOM 1

13'3" x 12'3" (4.04 x 3.74)



Fitted cupboards, drawers and dresser; radiator

# Glen Path, Sunderland, SR2 7TU

## DRESSING ROOM

5'0" x 12'2" (1.54 x 3.72)

Range of fitted hanging rails, shelves and cupboards

## BEDROOM 2

10'0" x 9'7" (3.07 x 2.93)



Range of quality fitted wardrobes, cupboards and drawers; radiator

## BATHROOM/WC



Panel bath with mixer tap; demi pedestal wash basin with mixer tap; low level wc; white suite; separate tiled shower enclosure; tiled walls; wood flooring; Velux roof light; heated towel rail (chrome plated)

## LANDING

Airing cupboard with hot water storage cylinder.

## EXTERNAL

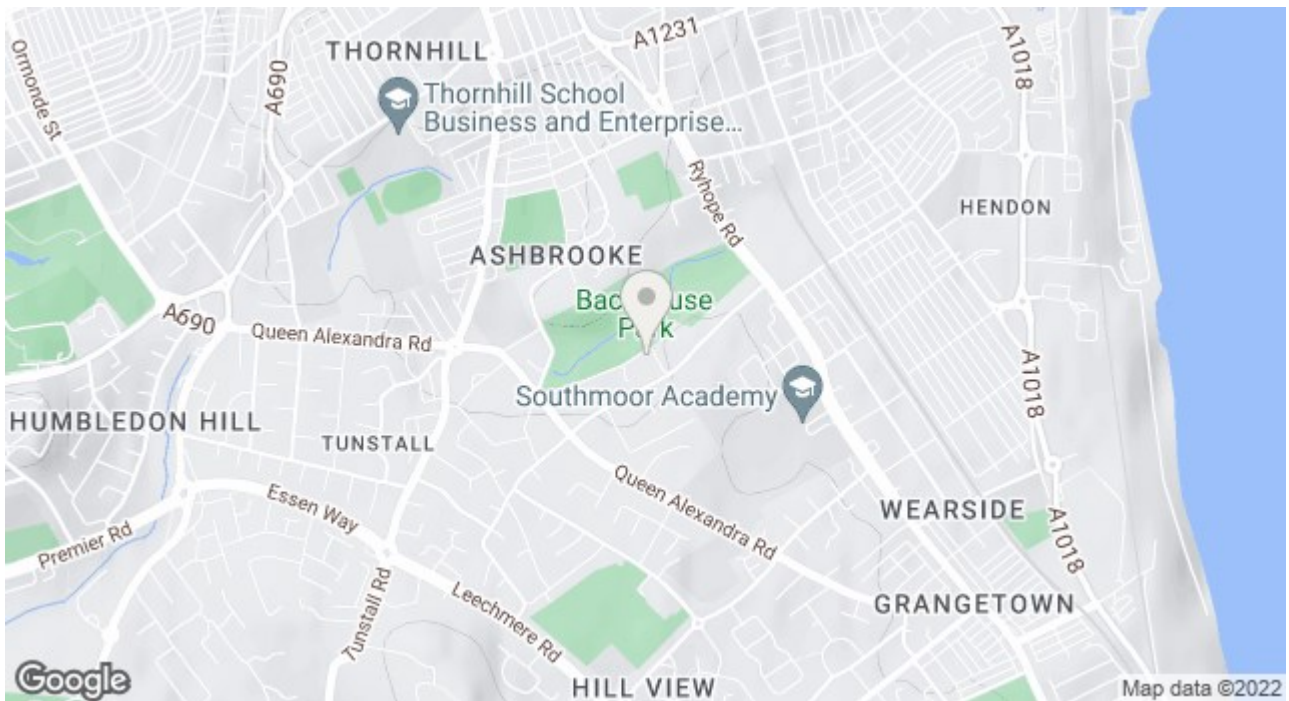
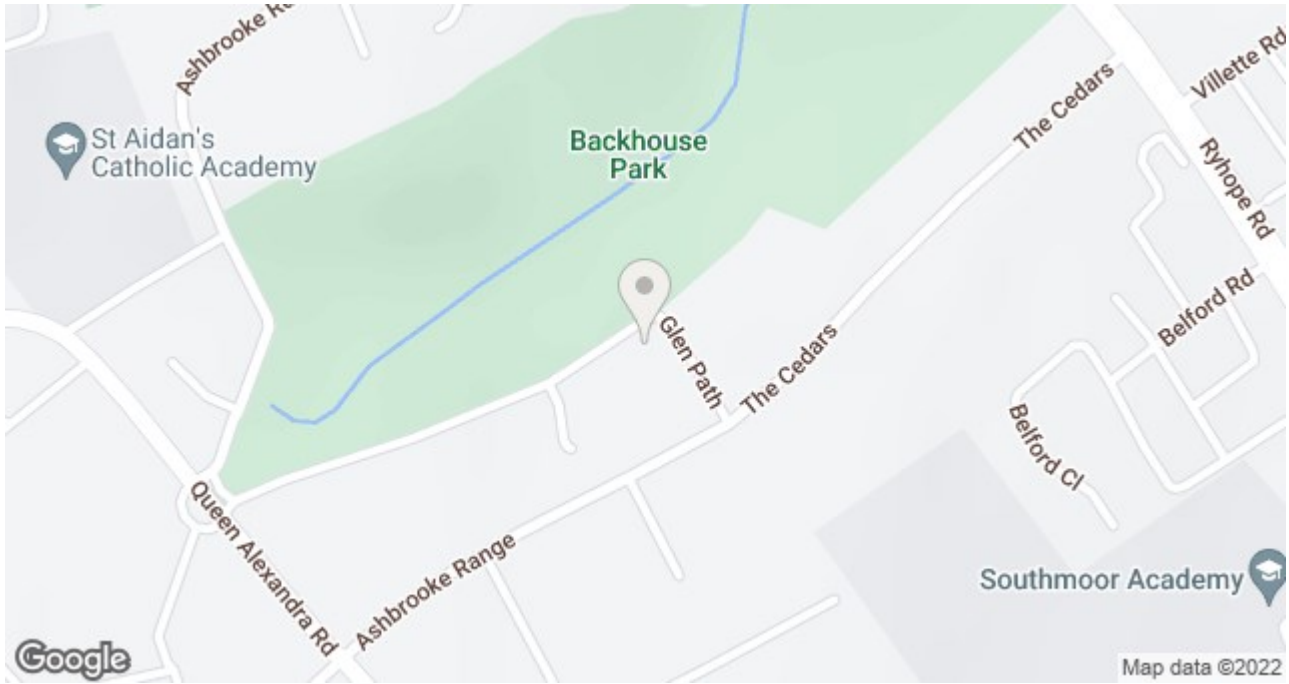


Driveway parking; attached garage with electrically operated up and over door; plumbed for automatic washing machine.

Front garden and very pleasant south-facing rear garden with paved patio; sunny aspect and raised flowerbeds



## Glen Path, Sunderland, SR2 7TU



Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|                                             |  | 64                      | 86        |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
|                                                                 |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |