



**Offers Over £360,000**

## **Glaisdale Drive, South Bents, SR6 8BG**

A visually attractive and superbly located spacious 3 double bedroom semi detached house, which offers further scope for redevelopment. Having been very well maintained the property provides well proportioned ground floor accommodation to include 3 reception rooms, kitchen plus conservatory whilst at first floor there are 3 double bedrooms and a newly appointed bathroom. All fitted carpets, blinds and curtains, gas central heating combi boiler, UPVC double glazing, detached garage with lights, power and water. The property also benefits from being Freehold.

The property is situated within one of the cities most sought after residential locations having a cut de sac location with a south east aspect and not been directly overlooked. This is an attractive position for the family purchase wishing to take advantage of the exceptional facilities now available at Seaburn Bay.

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Accommodation comprises



**Entrance porch**

**Reception hall**



Delft rack and cupboard.

**Cloaks cupboard**

**Lounge**

14'5" x 13'1" (4.4 x 4)



Front facing bay window, feature fireplace and wall lights.

**Sitting Room**

16'4" x 11'5" (5.0 x 3.5)



Patio door leading to conservatory.

**Conservatory**



Rear facing, tiled floor.

**Breakfasting room**

10'5" x 12'1" (3.2 x 3.7)



**Kitchen**

8'10" x 8'10" (2.7 x 2.7)



# Glaisdale Drive, Sunderland, SR6 8BG

## Staircase to first floor



## Landing

### Bedroom One

15'1" x 13'1" (4.6 x 4)



Rear facing bay window, radiator, tiled fire surround and tiled hearth, carpet to flooring.

### Bedroom Two

16'0" x 11'5" (4.9 x 3.5)



Front facing bay window, tiled fire surround and tiled hearth, built in storage cupboard, radiator and carpet to flooring.

## Bedroom Three

15'5" x 7'6" (4.7 x 2.3)



Rear facing double glazed window, radiator and carpet to flooring.

## Bathroom

Panel bath, pedestal basin, shower screen, fully tiled walls and heated chrome towel rail.

## Separate wc

Fully tiled.

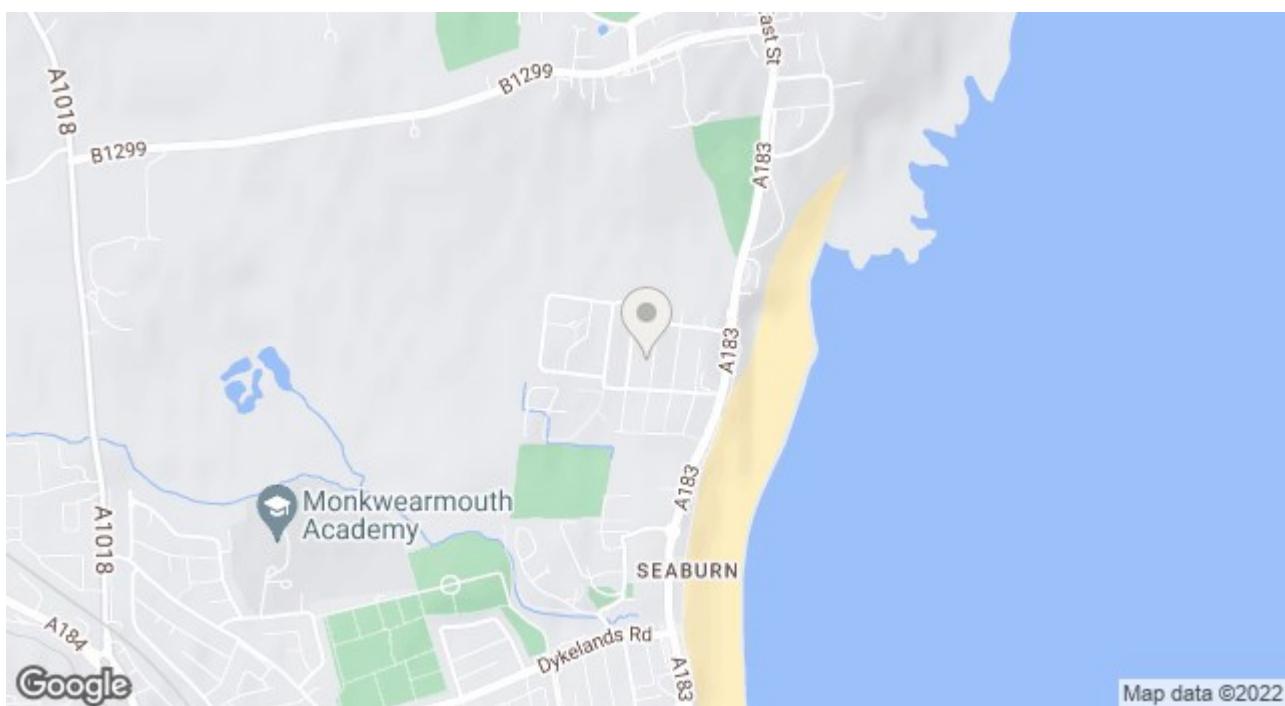
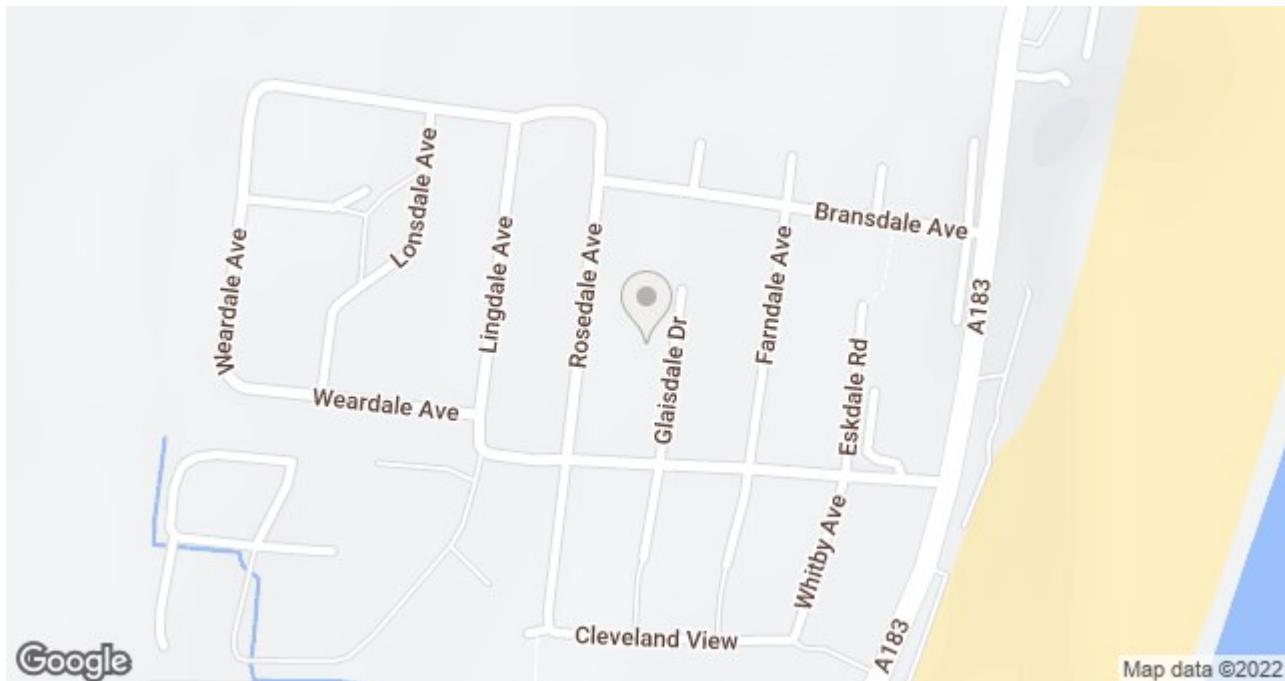
## External



Very well stocked and well maintained gardens to front and rear, west facing rear garden with a sunny aspect, extensive driveway and detached garage.



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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		
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		
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