



MICHAEL HODGSON

estate agents & chartered surveyors



GLEN PATH, SUNDERLAND

£185,000

Situated in a much sought after location in leafy Ashbrooke on Glen Path the apartment boasts easy access to local shops, schools and amenities as well as Sunderland City Centre only a short distance away. This 2 bedroomed first floor flat benefits from spacious living accommodation with many extras of note including a superb balcony / terrace. The living accommodation briefly comprises of: Entrance Vestibule with stairs to the First Floor, Landing, 2 Bedrooms, bathroom, Kitchen, Living / Dining Room, Balcony, there is an open plan En Suite to the Master Bedroom. There is an integral single garage. Viewing of this rare to the market property is highly recommended to fully appreciate the space, home and location on offer. There is NO ONWARD CHAIN INVOLVED with the sale.

Flat
2 Bedrooms
Kitchen
No Chain Involved

First Floor
Living / Dining Room
Bathroom & En Suite
EPC Rating: TBC



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Entrance Vestibule
Stairs to the first floor.

First Floor
Landing, wood strip floor, double glazed window to the rear elevation, radiator, recessed spot lighting, loft access.

Living Room / Dining Room
16'10" max x 21'6" max
The living / dining room has a wood strip floor, two double glazed windows to the front elevation, two radiators, recessed spot lighting, feature brick wall, double glazed french doors opening to a balcony.

Kitchen
The kitchen has a range of kitchen units, stainless steel sink and drainer with mixer tap, double glazed window to the rear elevation, three velux style windows.

Bedroom 1
16'4" max x 12'3" max
Double glazed window, radiator, wood strip floor, vaulted ceiling with three velux style windows opening to an open En Suite.

En Suite
Low level WC, two wash hand basins with mixer tap, shower, tiled floor.

Bedroom 2
19'1" max x 9'8" max
Double glazed box bay window, radiator, wood strip floor.

Bathroom
Suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, wall hung wash hand basin, modern style roll top bath with mixer tap, towel radiator, double glazed window, recessed spot lighting.

Garage
Integral single garage accessed from the entrance vestibule accessed

via an electric roller shutter, wall mounted gas central heating boiler and double glazed window.

COUNCIL TAX
The Council Tax Band is Band TBC

TENURE
We are advised by the Vendors that the property is a flying freehold. Any prospective purchaser should clarify this with their Solicitor

Please note that there are two garages below the flat that are within separate ownership.

M I C H A E L H O D G S O N

estate agents & chartered surveyors

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