

Glen Path  
Ashbrooke  
Sunderland  
SR2 7TU



# Glen Path

£275,000

## INTRODUCTION

SUPERB VERY DESIRABLE LOCATION - OVERLOOKING BACKHOUSE PARK - LARGE 2 DOUBLE BED END LINK - DRIVEWAY AND GARAGE WITH REMOTE DOOR - 2 LOUNGE AREAS ONE WITH SLIDING DOORS OUT TO REAR - BEAUTIFUL REAR SOUTH FACING PATIO GARDEN- QUALITY KITCHEN WITH GRANITE WORK SURFACES - INTEGRAL DOOR LEADING INTO GARAGE FROM KITCHEN - MASTER BEDROOM WITH LARGE WALK-IN WARDROBE - A QUALITY HOME IN A RARE FABULOUS LOCATION

## ENTRANCE PORCH

Entrance via modern GRP double-glazed door. Polycarbonate roof, front facing white uPVC double-glazed window with views towards the park. Ample space for coat hanging and shoe storage and natural stone effect tile flooring, electric socket point. GRP double-glazed door leading directly into open plan lounge.

## PRIMARY RECEPTION LOUNGE

Lovely light open space with double glazed bow window to the front overlooking the entrance porch, meter cupboard, radiator, door leading off to kitchen and rear lobby, stairs to secondary lounge. This room is open plan to the secondary lounge providing a sense of a modern open plan space.

## KITCHEN

Quality fitted kitchen with a range of wall and floor units in a wood finish with granite work surface, stainless steel inset sink with bowl and a half with Monobloc tap situated beneath a white uPVC double-glazed window which has unobstructed views of the park. Integrated appliances, integrated electric oven, integrated microwave, integrated 4 ring gas hob, feature extractor chimney in stainless steel finish, integrated dishwasher, under bench freezer, under bench fridge. 2 additional white uPVC double-glazed windows provide additional light, recessed lights to ceiling, double radiator providing heat to the space, integral door leading directly into garage where the current owner has a washing machine and dryer.

## INTERNAL LOBBY

Built in storage cupboard providing useful storage space, door leading off to ground floor WC.

## W C

Natural wood flooring, large chrome towel heater style radiator, toilet with concealed cistern and push button flush, sink with chrome tap built into vanity unit with storage beneath and separate bidet. The walls are finished in a white ceramic tile with attractive decorative border. Recessed lights to the ceiling, extractor fan.

## SECOND FORMAL LOUNGE

Beautiful large open space with carpet flooring, 2 double radiators and fabulous white uPVC double-glazed sliding doors leading to rear patio. Stairs to first floor landing.

## FIRST FLOOR LANDING

Built in cupboard providing storage, loft hatch, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

## BATHROOM

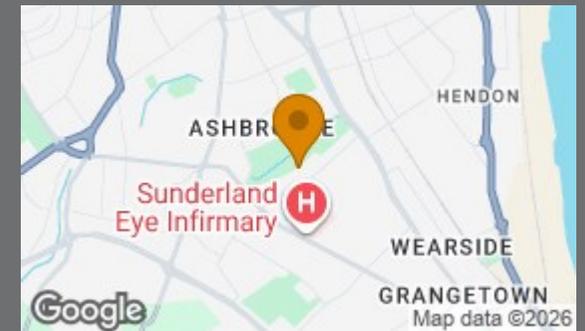
Natural wood flooring, large chrome towel heater style radiator, white bathroom suite comprising of toilet with low level cistern, wall mounted sink with chrome tap, bath with panel and chrome tap, separate large quadrant shower cubicle with sliding glass doors and shower fed from the main hot water system. Recessed lights to the ceiling, double-glazed wooden framed roof window. The walls are finished in a white ceramic tile with chrome border.



Local Authority  
Sunderland

Council Tax Band  
D

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



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



## Good Life Homes - Sales

46 Windsor Terrace  
Sunderland  
Tyne and Wear  
SR2 9QF

## Contact

0191 565 6655

[info@goodlifelifehomes.co.uk](mailto:info@goodlifelifehomes.co.uk)

[www.goodlifelifehomes.co.uk](http://www.goodlifelifehomes.co.uk)

good life   
sales & lettings