



Offers Around £450,000

Glen Path, Ashbrooke, SR2 7TU

A superbly positioned spacious 4 bedroom detached residence situated in an unrivalled central location on the fringe of Backhouse Park accessed by a private cobbled driveway just off Queen Alexandra Road.

The property briefly comprises entrance vestibule, entrance hall, cloakroom, four large reception rooms, open plan family kitchen/breakfasting room and separate utility. To the first floor there are four bedrooms two having en-suite dressing rooms, (both with plumbing for en suite) , family bathroom.

The property also benefits from a self contained flat comprising of bedroom/kitchen/lounge area and bathroom/wc.

Externally the property offers private grounds with cobbled front courtyard providing secure car parking, double garage and secluded gardens to front, side and rear.3

The internal photographs used are historic.

Glen Path, Sunderland, SR2 7TU

ACCOMMODATION COMPRISES



GARDEN ROOM

16'8" x 15'5" (5.10 x 4.70)



ENTRANCE VESTIBULE

With access to double garage

RECEPTION HALL

15'9" x 12'6" (4.80 x 3.80)

Double central heating radiator, coved ceiling, staircase off with storage cupboard

CLOAKROOM

14'1" x 4'7" (4.30 x 1.40)

Central heating radiator, maple wood floor.

LOUNGE

17'9" x 12'10" (5.40 x 3.90)



Feature fireplace with cast iron/ tiled insert and fitted coal affect gas fire, double central heating radiator, coved ceiling,

Tiled flooring.

STUDY

13'1" x 6'11" (4.00 x 2.10)

Double central heating radiator, coved ceiling.

SITTING ROOM

10'10" x 12'2" (3.30 x 3.70)



Double central heating radiator, coved ceiling.

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KITCHEN/BREAKFASTING ROOM

21'4" x 12'6" (6.50 x 3.80)



Maple wood floor, double central heating radiator, range of fitted wall, floor units and work surfaces, stainless steel sink unit and single drainer, coved ceiling, double glazed french doors, electric double oven, and gas hob with cooker hood, integrated dish washer and fridge.

UTILITY ROOM

9'2" x 5'3" (2.80 x 1.60)

Double central heating radiator, stainless steel sink unit and single drainer, fitted floor units, maple wood floor, gas combi boiler, upvc rear door.

STAIRCASE TO FIRST FLOOR

BEDROOM 1

15'1" x 12'9" (4.6m x 3.9m)

Having the benefit of en-suite dressing room (3.9m x 2.29m) which could easily be converted into an en-suite bathroom.

BEDROOM 2

11'1" x 12'1" (3.4m x 3.7m)

Having the benefit of an en suite dressing room which can be easily converted into ensuite dressing room

BEDROOM 3

10'5" x 12'1" (3.20m x 3.7m)

BEDROOM 4

9'8" x 10'9" (2.97m x 3.3m)

BATHROOM

Suite comprising panelled bath with shower connection, wash hand basin in vanity unit and low level wc, fully tiled walls, fitted storage units, spot lighting to ceiling, skylight.

SELF CONTAINED STUDIO FLAT

LOUNGE/KITCHEN/BEDROOM

16'9" x 6'3" (5.10 x 1.90)



KITCHEN AREA



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BATHROOM AND WC



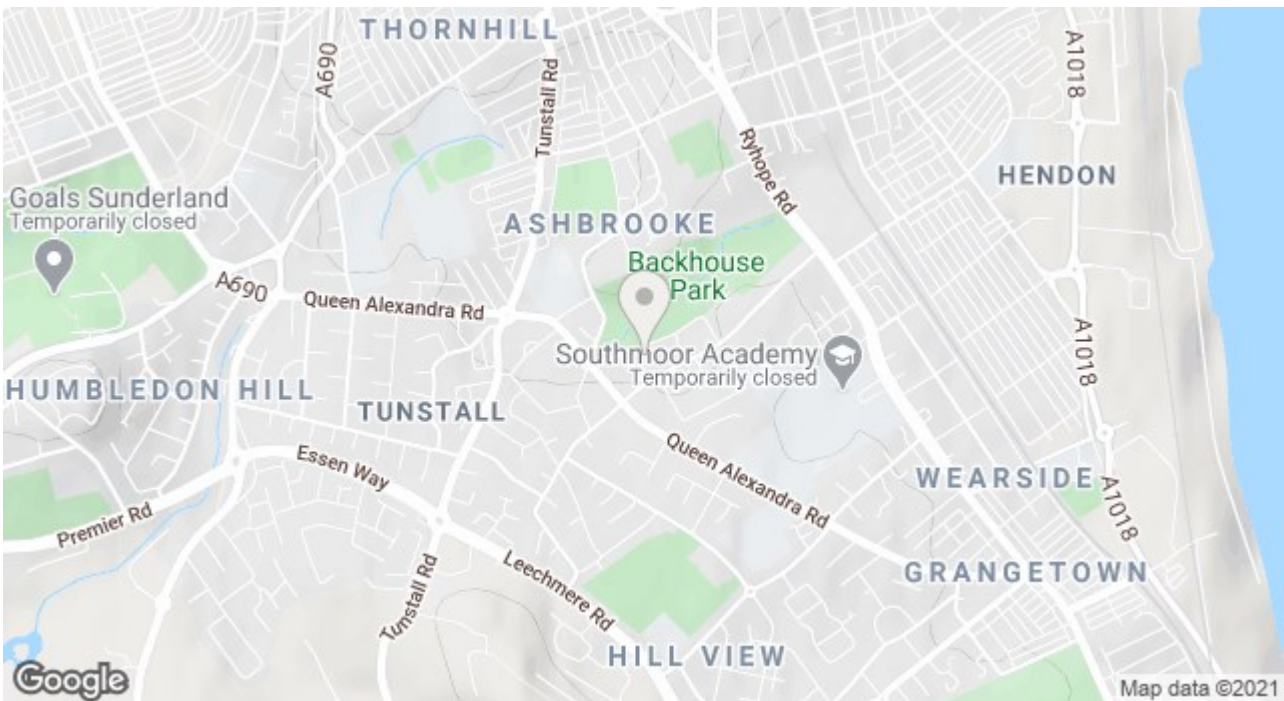
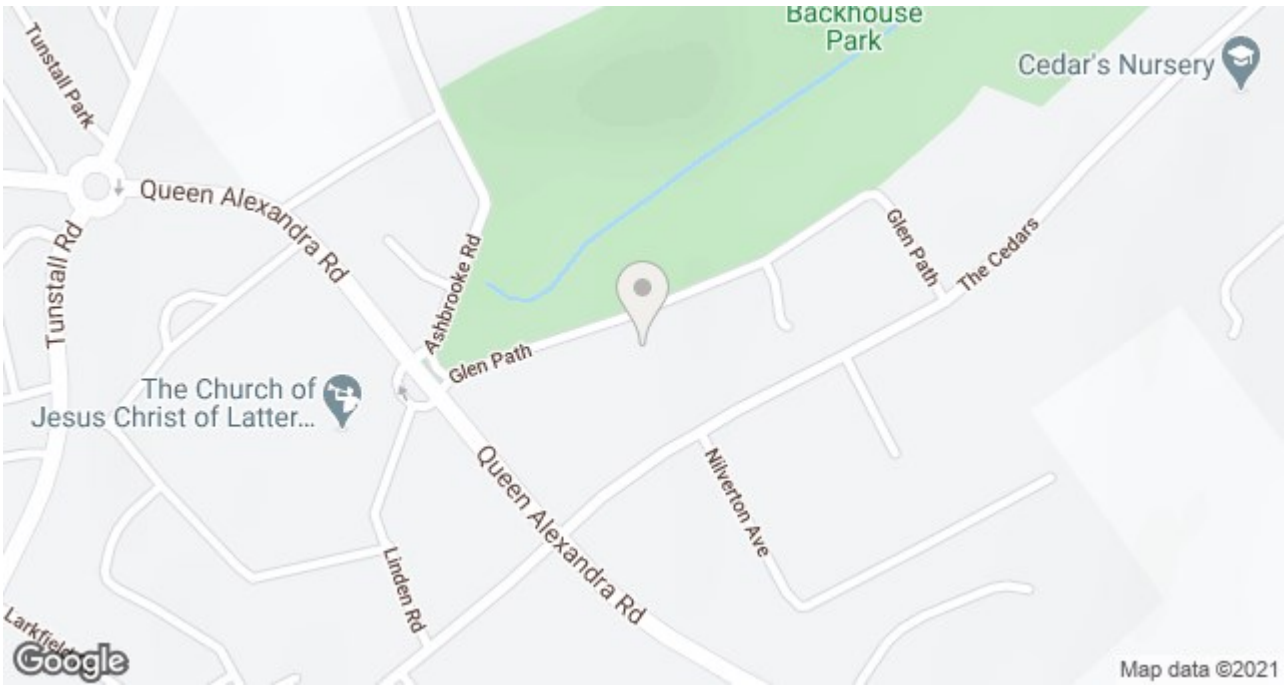
Suite comprising of panelled bath, pedestal wash hand basin and low level wc.

EXTERNALLY



Easy to manage secure and private grounds with cobbled front courtyard providing secure car parking and access to double garage. Secluded gardens to side and rear.

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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			
		71	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

