


# MICHAEL HODGSON

estate agents & chartered surveyors



# GLEN PATH, SUNDERLAND
## £289,000

Nestled on Glen Path in Ashbooke this stunning 2 bed home will not fail to impress all who view having been meticulously modernised and improved to an exacting standard by the current owners. This delightful terraced house offers a perfect blend of comfort and convenience with two well-proportioned bedrooms, light and airy living spaces and is ideal for small families, couples, or individuals seeking a cosy home. Ashbrooke is a highly sought after leafy location that benefits from an array of shops, schools and amenities as well as providing convenient access to Sunderland City Centre in addition the property is located immediately opposite Backhouse Park.

As you step inside, you will be greeted by a warm and inviting atmosphere, with ample natural light flowing through the living spaces. The layout is thoughtfully designed over two levels to maximise space, providing a welcoming environment for both relaxation and entertaining having a dining area and living area in addition to a ground floor WC / Utility. The kitchen is functional and well-equipped benefitting from a bespoke range of floor and wall units with granite worktops.

The first floor provides 2 bedrooms and a Shower Room. Both bedrooms enjoy an open aspect over Backhouse Park. The property also benefits from a front and rear garden, perfect for enjoying a morning coffee or unwinding after a busy day plus a single garage in a separate block accessed via an electric up and over garage door with a front driveway providing off street parking.

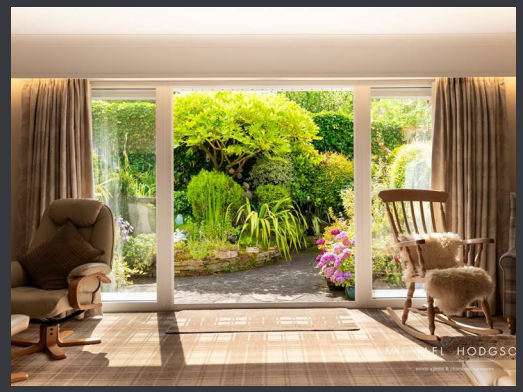
This superb home on Glen Path presents a wonderful opportunity for anyone looking to settle in a much sought after and highly regarded area. With its appealing features and finish in a prime location, it is a property not to be missed.

House
Mid Terraced
Living Room
Dining Area
Kitchen
Immaculately Presented
Garage & Gardens
EPC Rating: D









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Entrance Vestibule
The entrance vestibule provides access to the dining area.

Dining Area
15'6" x 15'5"
The dining area has a porcelain tiled floor, double glazed window to the front elevation, two radiators, steps up to the open plan living area and access to the WC/ Utility and Kitchen.

Living Room
12'0" x 22'3"
A light and airy living room having double glazed French door opening to the rear garden, fireplace with inset electric style stove heater.

Kitchen
9'6" x 12'1"
The kitchen has a range of floor and wall units, granite worktop with matching splashback, Belfast sink with mixer tap, integrated dishwasher, space for a freestanding American style fridge / freezer, double glazed window, radiator.

WC / Utility
A useful space currently used as a wc / utility room having a low level WC, wash hand basin with mixer tap, plumbed for washer and dryer, radiator, extractor.

First Floor
Landing, storage cupboard with wall mounted gas central heating boiler.

Bedroom 1
16'3" x 12'2"
Front facing with views over Backhouse Park, double glazed window, range of fitted wardrobes and matching drawers and an additional set of mirror fronted fitted wardrobes, radiator.

Bedroom 2
Front facing with views over Backhouse Park, double glazed window, radiator, range of fitted wardrobes.

Shower Room
White suite comprising of a low level WC, pedestal basin with mixer tap, velux style window, walk in shower with rainfall style shower head and an additional shower attachment, chrome towel radiator.

Externally
Externally there is a front courtyard garden and to the rear is a lovely garden having a paved patio area, garden pond and stocked borders.

Garage
Single garage in a separate block accessed via an electric up and over garage door with the additional benefit of a front driveway providing off street parking.

COUNCIL TAX
The Council Tax Band is Band D.

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

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