



MICHAEL HODGSON

estate agents & chartered surveyors



GLEN PATH, SUNDERLAND

£640,000

This stunning 4 bed detached house has undergone a comprehensive scheme of modernisation and improvements and will not fail to impress all who view being finished to very high standard by the current owners. The property is situated on the much sought after Glen Path in leafy Ashbrooke which commands an exceptional location providing easy access to local shops, well respected schools and amenities well as being within reach of Sunderland City Centre. The property enjoys an elevated position on Glen Path overlooking Backhouse Park and offers generous yet versatile living space benefitting from new aluminium double glazed windows and doors, a superb bespoke kitchen, stylish bathroom and shower room, contemporary decor and many extras of notes. The living accommodation briefly comprising of: Entrance Hall, Living Room, Kitchen / Dining Room, Sun Room / Garden Room, Ground Floor 4th Bedroom / Study and to the First Floor 3 Bedrooms and a Bathroom. Externally there is a gated front block paved driveway leading up to the house whilst to the rear there is a lovely garden having a paved patio area, lawn and timber summer house. Viewing of this exceptional residence is highly recommended to appreciate the space, appointment and location on offer.

Detached House

4 Bedrooms

Living Room

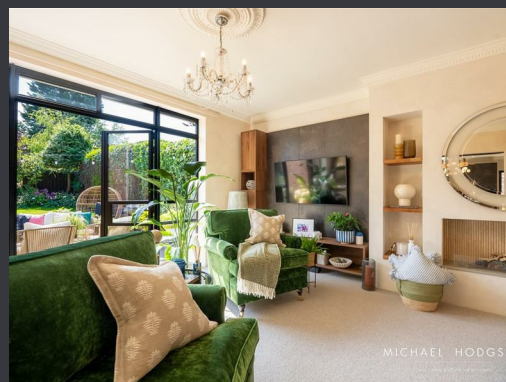
Kitchen / Dining Room

Garden / Sun Room

Shower Room & Family Bathroom

Garage & Gardens

EPC Rating: E



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Entrance Hall

The entrance hall has an aamtico floor, radiator and on this level provides access to the Shower Room / WC, the garage and Bedroom 4 with stairs up to the living areas.

WC / Shower Room

Suite comprising of a low level WC, two wash hand basins with mixer tap sat on vanity units, towel radiator, double glazed window, shower with rainfall style shower head, recess spot lighting.

Bedroom 4

10'8" x 11'6"

Side facing, two double glazed window, radiator.

Kitchen / Dining Room

20'2" x 16'0"

An impressive kitchen dining room having a vaulted ceiling in part with two velux style windows, amtico flooring, recessed spot lighting.

The kitchen is fitted with a stunning bespoke comprehensive range of floor and wall units with cesarstone worktops, integrated fridge and freezer, dishwasher, inset sink with boiling hot water tap, electric oven, combination microwave oven with warming drawer below, radiator. There is the added benefit of a breakfasting island with fitted oak table in addition to a bespoke oak drinks cabinet in the kitchen.

Living Room

20'0" x 14'0"

The living room has to the rear elevation and opening to the garden a range of crittle windows and double glazed French door, double radiator, feature bio ethanol fire with marble and travertine tiled surround.

Garden Room

18'7" x 8'5"

A light and airy room having two large double glazed window, radiator, amtico flooring, door leading to the garden.

First Floor

Landing, radiator, storage cupboard.

Bathroom

White suite comprising of a wall hung wash hand basin with mixer tap, tiled floor, towel radiator, freestanding Lusso roll top bath with mixer tap and shower attachment, recessed spot lighting, chrome towel radiator.

Bedroom 1

15'7" x 10'7"

Front facing, double glazed window, radiator, range of fitted wardrobes and matching dressing table.

Bedroom 2

10'6" x 14'9"

Front facing, double glazed window, radiator, range of fitted drawers.

Bedroom 3

8'3" x 10'8"

Front facing, double glazed window, radiator.

Externally

Externally the property is set on a generous plot having a gated front block paved driveway that leads to the house and garage and to the rear is a lovely garden with paved patio area, well stocked boarders, lawn and summer house.

Garage

Integral garage accessed via an electric roller shutter.

COUNCIL TAX

The Council Tax Band is Band F

TENURE

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

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

estate agents & chartered surveyors

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