



22 Glaisdale Drive, South Bents, Sunderland, Tyne & Wear, SR6 8BG

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£425,000

Located in the peaceful cul-de-sac of Glaisdale Drive in South Bents, Sunderland, this remarkable semi-detached Dutch Bungalow presents an exceptional opportunity for those seeking a stylish and spacious home. With four bedrooms and two reception rooms, this property is designed to accommodate a variety of lifestyles.

As you approach the bungalow, you will be greeted by a generous driveway that comfortably parks up to three vehicles, ensuring convenience for both residents and guests. Upon entering, a charming entrance porch welcomes you, complete with a convenient WC. The light-filled hallway leads to two well-proportioned reception rooms, one of which offers the flexibility to serve as a fourth bedroom, catering to your individual needs.

The modern fitted kitchen is well-equipped and flows effortlessly into a superb living and dining area, where you can enjoy delightful views of the mature gardens that surround the property. A utility room provides access to a paved garden area, enhancing the practicality of this lovely home. The ground floor also features a comfortable double bedroom with alcove storage, alongside a spacious family bathroom with a free-standing bath, shower enclosure, WC, and sink.

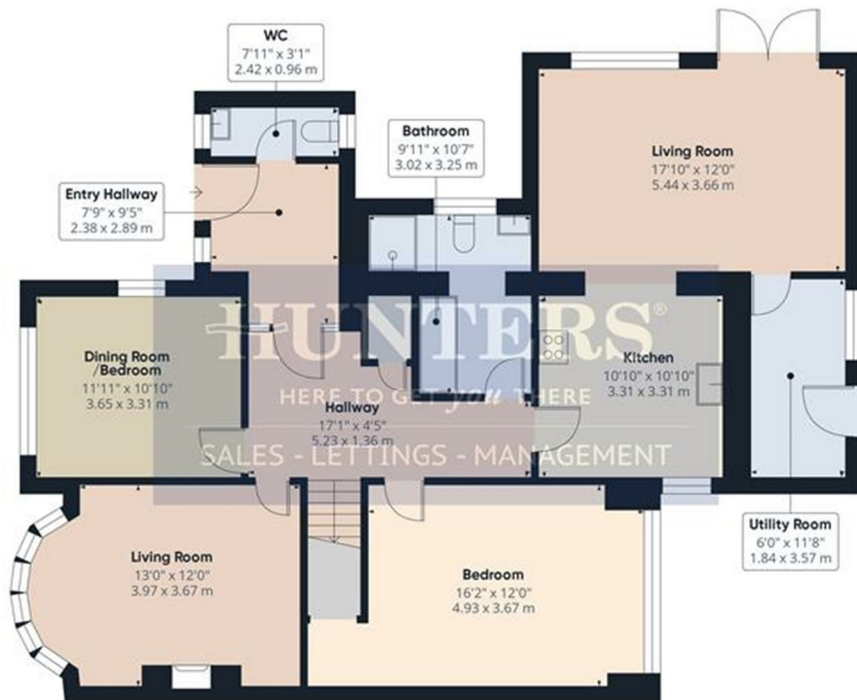
Venturing to the first floor, you will find two additional double bedrooms, providing ample space for family or guests.

The exterior of the property is equally impressive, featuring well-maintained garden areas, a summer house, a brick-built storage shed with a roller shutter, and a generously sized detached garage, which has the potential to be extended.

Well-presented throughout, this bungalow is ready for you to move in and make it your own. Its prime location offers immediate access to the award-winning Blue Flag beaches along Sunderland's stunning seafront, as well as a superb range of amenities in both Whitburn Village and nearby Seaburn.

An internal inspection is highly recommended to fully appreciate the charm and potential of this delightful property.

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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1755 ft²

163 m²

Reduced headroom

10 ft²

1 m²

Approx Floor area including detached garage.
Approx Floor area of house is
1535 ft² (142.6 sqm)

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Ground Floor Building 2

Entrance Hallway
7'9" x 9'5"

WC
7'11" x 3'1"

Hallway
17'1" x 4'5"

Dining Room/Bedroom
11'11" x 10'10"

Bathroom
9'10" x 10'7"

Living Room
13'0" x 12'0"

Bedroom
16'2" x 12'0"

Kitchen
10'10" x 10'10"

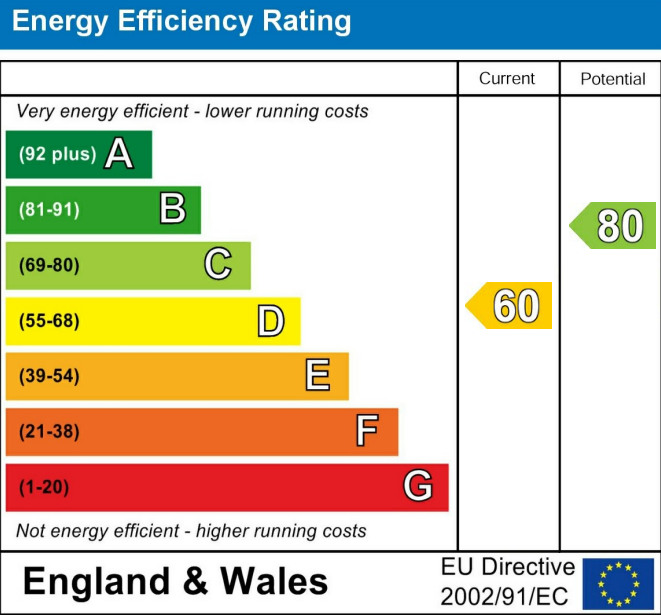
Living Room
17'10" x 12'0"

Utility Room
6'0" x 11'8"

Landing
3'2" x 3'4"

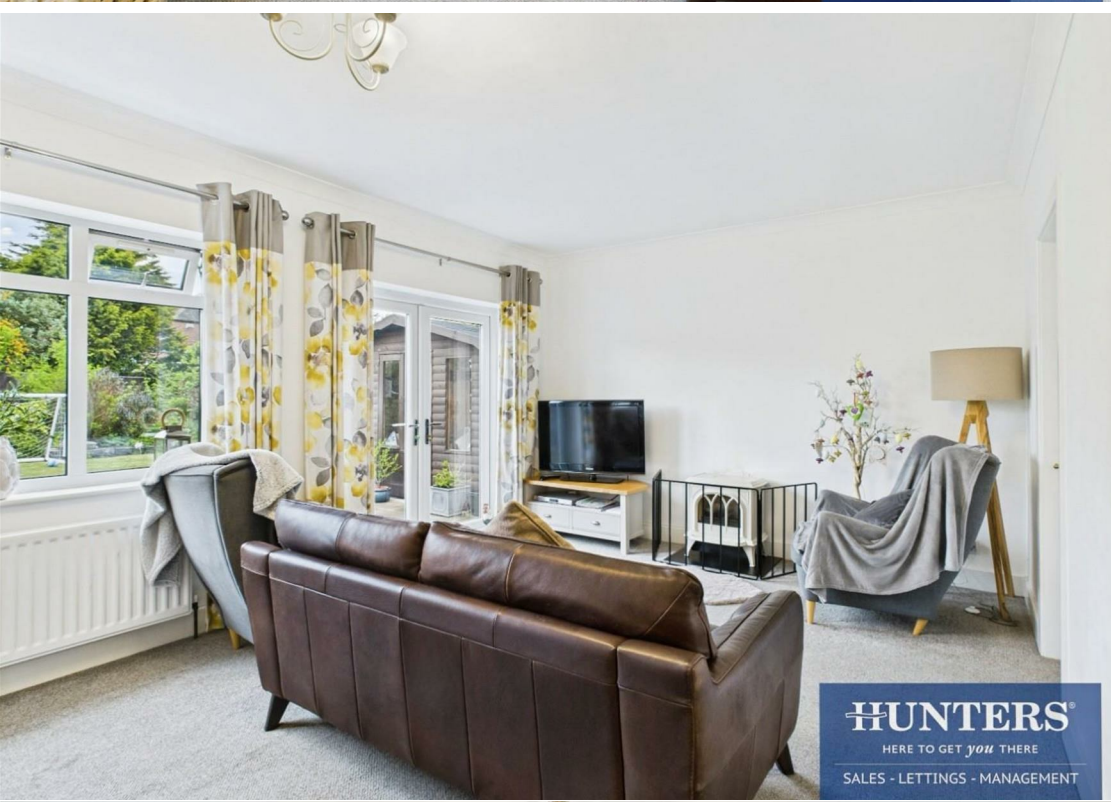
Bedroom
11'10" x 12'1"

Bedroom
10'11" x 12'0"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









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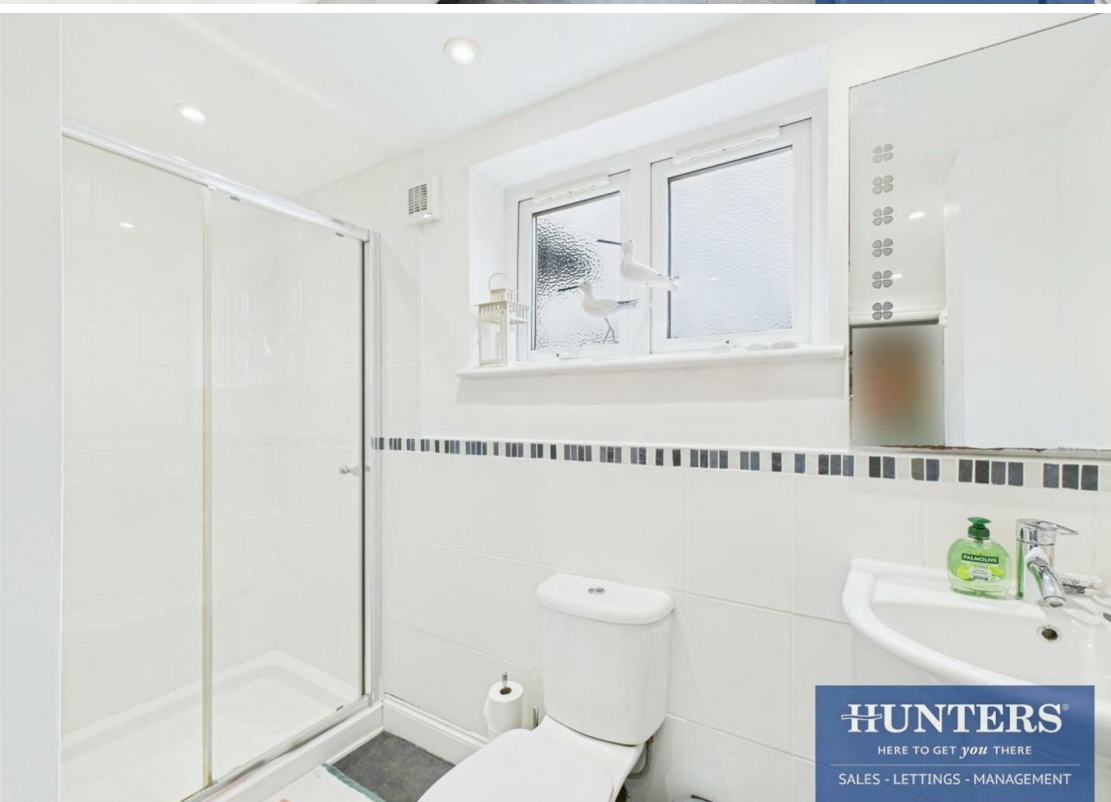
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