



**Price Guide £399,950**

## **Ashbrooke Road, Ashbrooke, SR2 7HQ**

A rare opportunity to acquire a unique stone built traditional large 4 bedroom mews house situated within the very heart of the Ashbrooke conservation area. The property provides a well presented and impressive interior with a flexible floor plan lending itself to further exciting development if required.

In its existing form it offers a spacious entrance hall with French doors to a large L shaped open plan family living space which overlooks the private gardens to rear, large luxury family kitchen, 2 double ground floor bedrooms, ground floor bathroom and at first floor there are 2 double bedrooms and a further bathroom.

Externally the property benefits from a private front forecourt which could be developed with private gates and a glazed conservatory giving added space and security whilst to the rear the large south facing gardens offer lawns and a patio and the ability to allow further extension of this property to create an even larger home. The property also benefits from a separate garage and driveway.



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## Accommodation Comprises

### Entrance Hallway

33'5" x 35'1" (10.2 x 10.7)



### Shower Room (First Floor)



### Floor Two



### Kitchen

25'3" x 35'5" (7.7 x 10.8)



### Dining Room

31'5" x 35'5" (9.6 x 10.8)

### Living Room

40'8" x 46'3" (12.4 x 14.10)



### Bedroom 3 (First Floor)

53'1" x 72'6" (16.2 x 22.11)

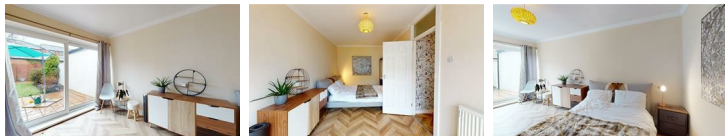


### En-suite

22'11" x 30'10" (7.0 x 9.4)



### Bedroom 1 (Ground Floor)



### Bedroom 2 (Ground Floor)



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## Bedroom Four (First Floor)



## External

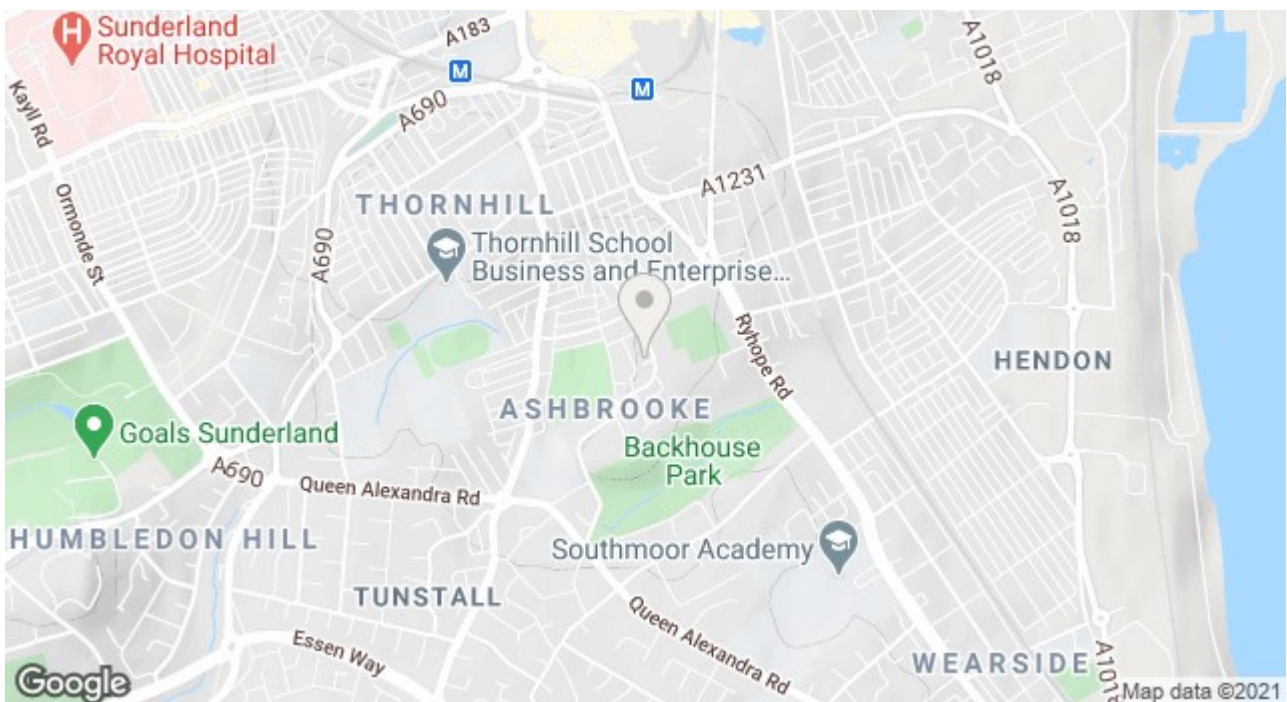


Garage with driveway.





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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			
		64	77
England & Wales		EU Directive 2002/91/EC	

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