

# FOR SALE

Welcome to *your* place in Sunderland



## Ashbrooke Range

Sunderland SR2 7TR

Detached Bungalow  
3 Reception Rooms  
Mature Rear Gardens  
Vacant Possession  
Popularly Situated

4 Bedrooms  
2 Bathrooms  
Double Garage & Driveway  
No Upward Chain  
Close to Many Local  
Amenities & Good Schools

**£329,950**

## Main Rooms and Dimensions



Ground Floor  
Entrance Vestibule  
Reception Hall  
Lounge 15'6" x 13'5"  
Dining Room 10'8" x 10'7"  
Sitting Room 14'6" into alcove x 9'3"  
Breakfasting Kitchen 13'4" x 11'6"  
Utility 8'3" x 5'8"  
Master Bedroom 14'4" x 10'5"  
En-Suite  
Bedroom 2 12'4" x 10'0"  
Bedroom 3 10'5" x 9'4"

Bedroom 4 7'9" x 11'7"  
Family Bathroom  
Loft Space  
Outside  
Double Garage 16'4" x 14'10"  
Important Notice  
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Tenure Freehold  
Viewings  
Opening Times  
Ombudsman

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **0191 510 3323**

**Tried. Trusted. Recommended.**