



Briery Lodge, Ashbrooke Road, Ashbrooke, Sunderland, Tyne And Wear, SR2 7HH

Offers over £270,000

THOMAS WATSON

Estate Agents

We are delighted to bring to the market this unique superb greatly improved spacious four bedroom detached bungalow constructed in 1848 situated adjacent to the grounds of St Aidans School in the centre of Ashbrooke with good access to all local amenities including Ashbrooke Sports Complex. The property benefits from a mixture of upvc and aluminium double glazing, gas central heating, good decorative order throughout and a spacious extension to the side overlooking the landscaped gardens. Comprising; hallway, living room, large fully fitted kitchen with breakfast room, opening to a garden room, utility, four bedrooms, family bathroom/wc, and additional bathroom, externally there are landscaped south facing mature gardens and parking.



ACCOMMODATION COMPRISES

HALLWAY

Teak front door, central heating radiator, solid wood floor.



BEDROOM 1 11'10"x 12'0" (3.61m 3.66m)

Double central heating radiator, wood floor.



BEDROOM 2 8'7"x 12'5" (2.62m 3.78m)

Double central heating radiator, wood floor, coved ceiling.



BEDROOM 2



LIVING ROOM 11'9"x 16'0" (3.58m 4.88m)

Double central heating radiator, cast iron fireplace with gas fire, solid wood floor.



BATHROOM/WC 11'3"x 6'0" (3.43m 1.83m)

Double central heating radiator, part tiled walls, extractor fan, suite comprising panelled bath with shower connection, pedestal wash hand basin and low level wc.

KITCHEN/ BREAKFAST ROOM 9'2"x 20'4" (2.79m 6.20m)

Range of fully fitted wall, floor units and work surfaces, stainless steel sink unit and single drainer, electric oven and ceramic hob, part tiled walls, extractor fan, laminate flooring, two double central heating radiators, double glazed french doors, opening through to Garden Room



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KITCHEN/ BREAKFAST ROOM



KITCHEN/ BREAKFAST ROOM



GARDEN ROOM 12'8" x 12'0" (3.86m 3.66m)

Double central heating radiator, wood floor.



UTILITY 5'1" x 7'0" (1.55m 2.13m)

Plumbed for automatic washing machine, gas combi boiler, laminate flooring.

LOBBY

Large walk in wardrobe, adjacent accommodation which could be converted into Annex

LIVING ROOM/ BEDROOM 4 (Annex) 9'5" x 11'8" (2.87m X 3.56m)

Central heating radiator.



BEDROOM 3 (Annex) 10'0" x 8'10" (3.05m 2.69m)

Double central heating radiator.



BATHROOM/WC (Annex) 5'6" x 8'7" (1.68m 2.62m)

Double central heating radiator, extractor fan, suite comprising panelled bath with electric shower, pedestal wash hand basin and low level wc



EXTERNAL

Gardens to front, side and rear with mature trees, lawns, patio areas, flower beds and fencing. Parking for two vehicles.

EXTERNAL



EXTERNAL



EXTERNAL



EXTERNAL



EXTERNAL



EXTERNAL



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Ground Floor

Approx. 1329.5 sq. feet





Energy Performance Certificate

Briery Lodge, Ashbrooke Road, SUNDERLAND, SR2 7HH

Dwelling type: Detached house
Date of assessment: 24 February 2017
Date of certificate: 01 March 2017
Reference number: 2048-4047-7232-5803-2944
Type of assessment: RdSAP, existing dwelling
Total floor area: 124 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

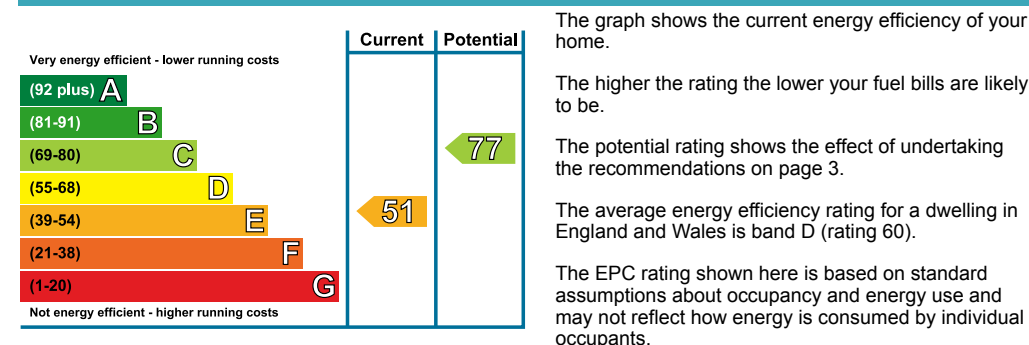
Estimated energy costs of dwelling for 3 years:	£ 4,962
Over 3 years you could save	£ 1,911

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 219 over 3 years	
Heating	£ 4,398 over 3 years	£ 2,595 over 3 years	
Hot Water	£ 345 over 3 years	£ 237 over 3 years	
Totals	£ 4,962	£ 3,051	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,122	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 213	✓
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 465	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.