



Offers Around £154,950

Thornhill Gardens, SR2 7LE

We are pleased to offer this spacious, first floor apartment to the market, which is full of character. Boasting high ceilings and a mix of contemporary and period features.

This property is one of three in the building and features a substantial lounge with a feature fireplace, two well-proportioned bedrooms, one with newly installed en-suite, modern kitchen and newly refurbished house bathroom. The property also benefits from a brand new combi boiler. Externally, it has been arranged for the property is to be redecorated.

Situated within the highly sought-after Ashbrooke Conservation area and offering easy access to Sunderland City Centre, local transport links as well as an excellent range of shops, public houses and other amenities. Other benefits included with this apartment are the well-maintained communal gardens, intercom door entry system, secure and private off-road parking and secure basement storage.

We recommend viewing this property to truly appreciate its charm and features.

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Accommodation Comprises

Communal Entrance



Living Room

19'9" x 15'8" (6.02 x 4.79)



Kitchen

11'7" x 8'8" (3.54 x 2.66)



Bedroom One

15'10" x 11'2" (4.84 x 3.42)



En-suite



Bedroom Two

13'2" x 13'0" (4.02 x 3.98)



Bathroom



External



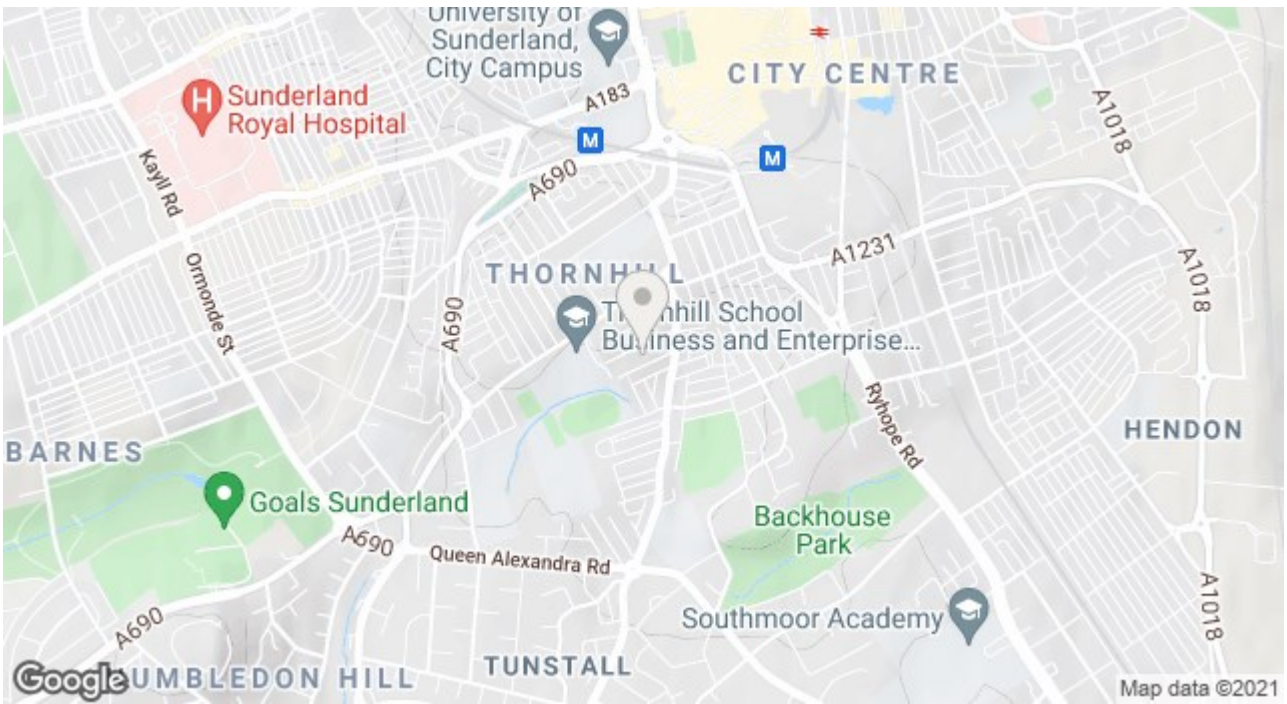
Ground Floor

Approx. 115.6 sq. metres (1244.6 sq. feet)



Total area: approx. 115.6 sq. metres (1244.6 sq. feet)

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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.

