

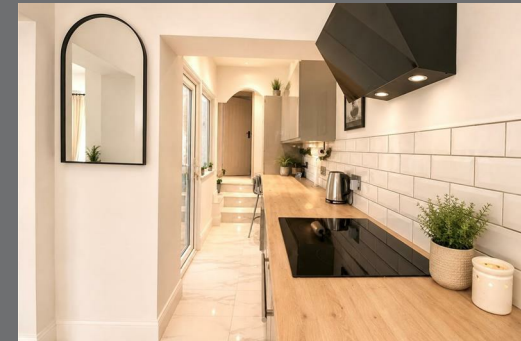
# Thornhill Gardens Sunderland SR2 7LE



**FLAT 1 THORNHILL GDNS**  
**ASHBROOKE**

- ♥ 1 BED GROUND FLOOR
- ♥ CHAN ENTRANCE
- ♥ BEAUTIFULLY RENOVATED
- ♥ GARDEN
- ♥ PARKING

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# Thornhill Gardens

£110,000

## INTRODUCTION

ONE BED GROUND FLOOR APARTMENT - OWN ENTRANCE - PATIO GARDEN - PARKING - BEAUTIFULLY RENOVATED - LONG LEASE (OWNERS OWN FREEHOLD) - NO SERVICE CHARGES - UNIQUE STYLISH FABULOUS HOME OR INVESTMENT - WALKING DISTANCE TO CITY CENTRE ...

## BREAKFASTING KITCHEN

Measurements taken at widest points.

Entrance via UPVC double-glazed door. Porcelain marble-effect floor tiling, radiator, recently installed fitted kitchen with a range of wall and floor units in a stylish finish with wood-effect laminate work. Granite style sink with Monobloc tap. Built-in cupboard housing Combi boiler. Integrated electric oven, integrated 4 ring ceramic hob and designer extractor chimney above. Under bench space for fridge and freezer and under bench space for a washing machine. This is very stylish and functional, well designed, kitchen with open door way leading to lounge, door leading off to bathroom, door leading off to double bedroom. Internal lockable uPVC door which leads into the basement floor and staircase of the main house providing an alternative exit and entrance if required, this space outside the door is mainly used by the owner of the basement flat, therefore, it provides opportunity for a small amount of additional storage if required. Additional bespoke built-in unit providing useful storage like ironing board, Hoover etc.

## LOUNGE

Spacious lounge with carpet flooring, radiator, lovely large white uPVC double-glazed window overlooking the small courtyard to the rear providing very pleasant views. Small fireplace with electric log burning effect stove. Additional uPVC double-glazed window which allows extra light into this lovely room. Built-in cupboard providing additional shelving and storage with built-in book shelf above. additional built-in cupboard housing the modern electric consumer unit.

## MASTER BEDROOM

A lovely large double bedroom with professionally fitted wardrobes running the full length of 1 wall providing a huge amount of storage and hanging space. Large single radiator, front facing white uPVC double-glazed window. stylish laminate flooring. This is a gorgeous room.

## BATHROOM

Measurements taken into shower.

Absolutely stunning modern bathroom recently refurbished with stylish tile flooring, recessed walk-in shower with folding glass door and stylish tile choices with shower fed from the main Combi boiler system comprising; fixed overhead shower and separate hand held shower. Vent Axia extractor fan is also fixed into the shower and recessed lights provide ample light to this wonderful space. A feature brick wall adds rustic feel to the modern bathroom suite which comprises; combined toilet and sink unit with concealed cistern and push button flush and stylish chrome tap with storage beneath. The bath has matching white panel with chrome tap and stylish tile choices around the bath area are complemented by 2 recesses with built-in mirrors reflecting light and space. Chrome towel heater style radiator.

## EXTERNALLY

The flat has its own access which is through a gate to the right of the main building leading into a small courtyard garden part of which belongs to the flat.



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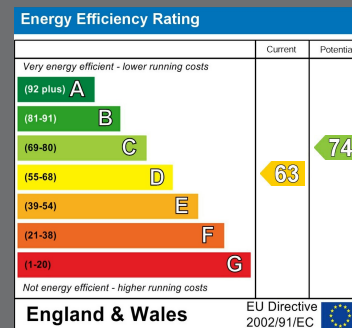
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Local Authority  
Sunderland

Council Tax Band  
A



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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