

Thornhill Park

Thornhill
Sunderland
SR2 7JZ



Thornhill Park

£70,000

INTRODUCTION

1 DOUBLE BED 2ND FLOOR APARTMENT - SELF CONTAINED WITH QUALITY CONVERSION - ONE OF ASHBROOKES FINEST LOCATIONS - TERRIFIC RENTAL INVESTMENT OR PIED A TERRE - WELL PRESENTED SHOULD ACHIEVE £600 - £650pcm - WALKING DISTANCE TO CITY CENTRE & METRO & UNI - NO CHAIN...

ENTRANCE HALL

Carpet flooring, radiator, electric consumer unit, wall mounted thermostat for the central heating system, wall mounted entry phone. 3 doors leading off, 1 to lounge/kitchen, 1 to bathroom and 1 to bedroom 1.

BATHROOM

Ceramic tiles to the floor and ceiling, white bathroom suite comprising of, toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel, chrome tap with showerhead attachment and shower rail. Extractor fan, recessed lights to ceiling, chrome towel heater style radiator.

BEDROOM 1

Good size double bedroom.

Carpet flooring, radiator, 2 single-glazed wooden framed sash windows with lovely front facing views over the Thornhill Park Road and private school. Large walk in cupboard providing useful storage and which also houses the combi boiler.

LOUNGE/KITCHEN/DINING ROOM

Large open plan space with carpet flooring in the lounge and dining areas and laminate wood-effect flooring in the kitchen area. Fitted kitchen with a range of wall and floor units in a medium wood-effect finish with contrasting laminate wood-effect work surfaces, stainless steel sink with bowl and a half, single drainer and monobloc tap, integrated electric oven, 4 ring gas hob, integrated under bench fridge, integrated under bench freezer, integrated under bench washing machine. Extractor fan. Large double radiator providing heat to the space, wooden framed single-glazed sash window with attractive front facing views over Thornhill Park Road.

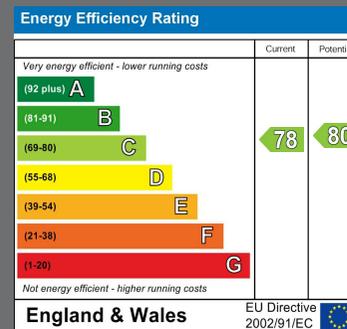
GENERAL

Please note, the property would benefit from some improved presentation and or deep cleaning, but potential buyers should note that the property does benefit from gas safety and electric safety certificates as the property was previously rented out and in good presentation order could be expected to achieve £600 to £650 rent.



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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