

Thornhill Gardens
Ashbrooke
Sunderland
SR2 7LE



Thornhill Gardens

£175,000

INTRODUCTION

STUNNING DUPLEX HOME IN CONVERTED PERIOD HOUSE- SOUGHT AFTER CENTRAL ASHBROOKE LOCATION - ELECTRIC SECURITY GATES LEADING TO AMPLE PARKING - OWN DEDICATED ENTRANCE TO SIDE - 2 DOUBLE BEDROOMS & STYLISH BATHROOM - LARGE LOUNGE WITH BEAUTIFUL BAY WINDOW - IMPRESSIVE MODERN KITCHEN WITH ISLAND - FULLY INTEGRATED APPLIANCES - FABULOUS SPIRAL STAIRCASE ...

ENTRANCE HALL

Partially-glazed door. Laminate wood-effect flooring, radiator, partially glass block window looking towards to the dining area. Door leading to shared entrance hall, door leading off to WC, open plan door way leading to dining kitchen.

W C

Tiled flooring, toilet with concealed cistern and push button flush, sink built into shelving unit with black tap. Extractor fan.

LOUNGE

Measurements do not include depth of the bay window.

Very stylish large lounge with carpet flooring, 10ft 10" high ceilings with beautiful coving, large bay window with secondary glazing and built-in plantation shutters. Original panelling either side of the window in a painted finish. Double radiator, plasma style fire. Open plan doorway leading to dining kitchen.

DINING KITCHEN

Laminate wood-effect flooring, 3 sets of windows facing towards Thornhill gardens with secondary glazing and plantation shutters. Beautiful spiral staircase leading to first floor landing. Natural dining area, stylish fitted kitchen with a range of wall and floor units in a light grey finish with complementary laminate wood-effect work surfaces. Double integrated oven situated at waist height for convenience, 4 ring ceramic hob and feature extractor chimney. Built-in wine cooler, integrated dishwasher, integrated under bench freezer, integrated washing machine and dryer, integrated tall fridge, integrated microwave. Stainless steel sink with bowl and half, single drainer and matching Monobloc tap. Worcester Bosch combi boiler concealed within a kitchen unit, rear facing uPVC double-glazed window. Recessed lights to ceiling.

FIRST FLOOR LANDING

Front facing secondary window with secondary glazing and plantation shutters, rear facing wooden framed single-glazed sash window both allowing light onto the landing, 7 stairs leading to bedroom 1, door leading to bathroom and door leading off to bedroom 2.

BATHROOM

Wood-effect flooring, ceramic tile flooring, front facing white uPVC double-glazed window. Freestanding Victorian style bath with chrome taps and showerhead attachment, sink with chrome taps built into a vanity unit, toilet with concealed cistern and push button flush. Chrome towel heater style radiator, stylish porcelain tiles to the walls. Recessed walls.

BEDROOM 2

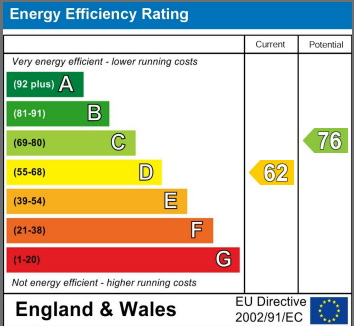
Good size bedroom.

Carpet flooring, radiator, front facing window with secondary glazing and plantation shutters. This is a good size double bedroom.

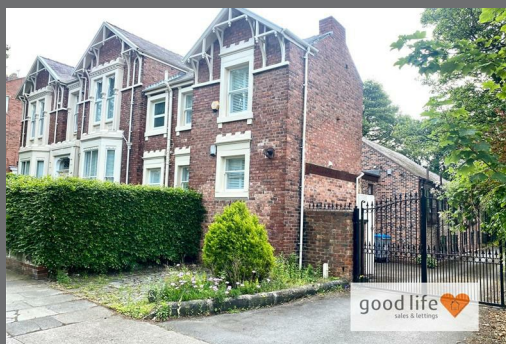


Local Authority
Sunderland

Council Tax Band
D



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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