

Thornhill Gardens  
Ashbrooke  
Sunderland  
SR2 7LD



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sales & lettings



# Thornhill Gardens

## £450 PCM

### INTRODUCTION

TO LET UNFURNISHED - RECENTLY REFURBISHED LOVELY STUDIO APARTMENT - GROUND FLOOR - GREAT LOCATION ON THORNHILL GARDENS, ASHBROOKE - BEDROOM WITH CURTAIN PARTITION SEPARATING FROM LOUNGE - SHOWER ROOM - KITCHEN WITH ALL NEW APPLIANCES INCLUDED - WALKING DISTANCE INTO CITY CENTRE, METRO & BUS - ON STREET PARKING ...

### ENTRANCE HALL

Secure entrance into shared hallway. Separate door leading into ground floor studio apartment.

Entrance hall with door leading off to shower room and door leading off to lounge.

### SHOWER ROOM

Tiled flooring, toilet with low level cistern, handbasin with chrome tap, shower cubicle with sliding glass doors and electric shower, bathroom cabinet, electric wall heater.

### LOUNGE

Laminate wood-effect flooring, electric heater, white uPVC double glazed window, open bedroom, door leading off to kitchen.

### BEDROOM

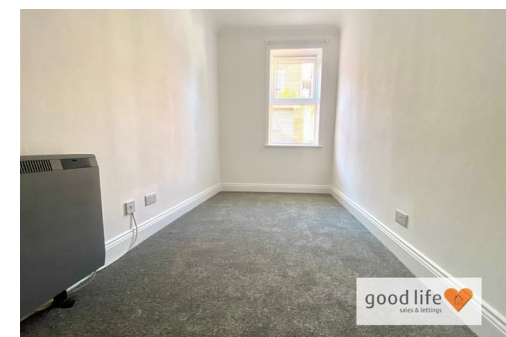
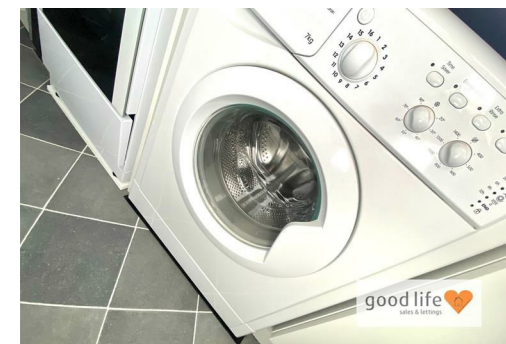
Carpet flooring, rear facing white uPVC double-glazed window with Venetian blinds,

### KITCHEN

Vinyl flooring, two white UPVC double glazed windows, modern fitted kitchen in a white finish with contrasting laminate work surface, fridge freezer in a new condition, electric oven and hob also in a new condition, washing machine in new condition, stainless steel sink with single bowl, single drainer and matching Monobloc tap.

### PARKING

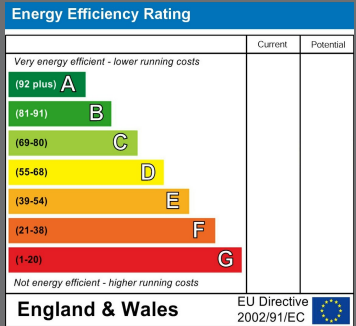
There is potential parking to the rear for one vehicle shared between four flats or alternatively there's ample on street parking to the front.



Local Authority

Council Tax Band

A

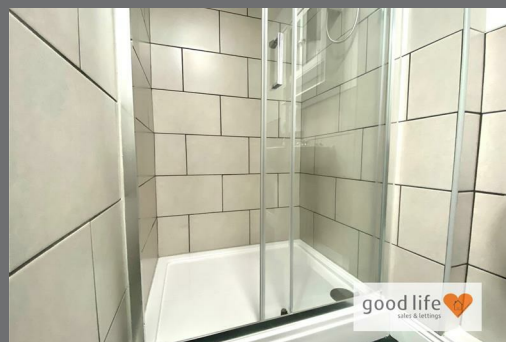


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



## Good Life Homes - Lettings

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