

Thornhill Gardens, Ashbrooke, Sunderland

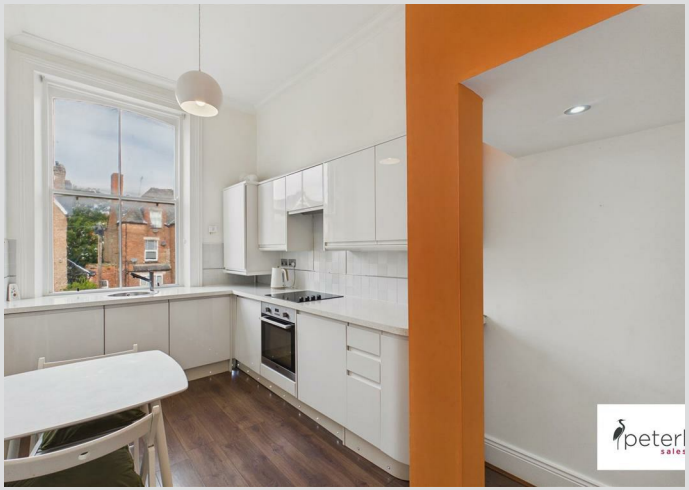
Offers over £99,950







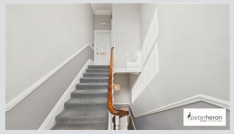


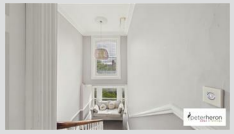


A superb two-bedroom first-floor flat occupying a desirable position within the leafy and highly sought-after suburb of Ashbrooke. Beautifully presented with a bright and airy feel throughout, the accommodation features a spacious lounge, stylish modern kitchen with integrated appliances, two well-proportioned bedrooms and an impressive contemporary bathroom with a freestanding bath. Ideally placed for an excellent range of local amenities and within easy reach of Sunderland City Centre. Available with no upward chain, this fantastic home is not to be missed – early viewing is essential!

MAIN ROOMS AND DIMENSIONS

All on First Floor





Access via entrance door.

Reception Hall



Lounge




Two single glazed sash windows to front, two radiators and feature fireplace.

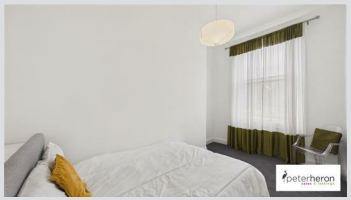
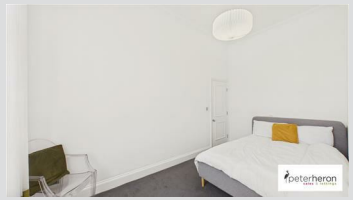
Kitchen





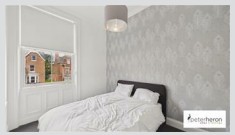
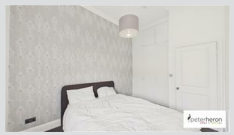
Range of wall and base unit's with countertops over incorporating a single bowl undermount sink and drainer. Integrated oven with electric hob and hood, low level fridge and freezer, washing machine and dishwasher. Radiator and single glazed sash window to rear.

Bedroom 1

Single glazed sash window and radiator.

Bedroom 2

Single glazed sash window, radiator and built in wardrobes.

Bathroom




Freestanding bath, low level wc and hand wash basin. Chrome heated towel rail.

Outside



Attractive communal front garden and communal courtyard with an electric roller shutter.

Council Tax Band
The Council Tax Band is Band A.

Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

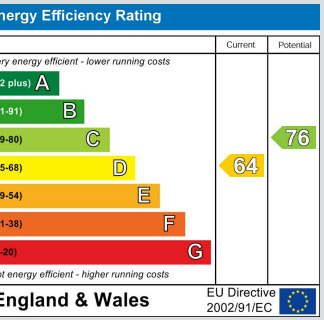
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Peter Heron Ltd for themselves and for the vendors of this

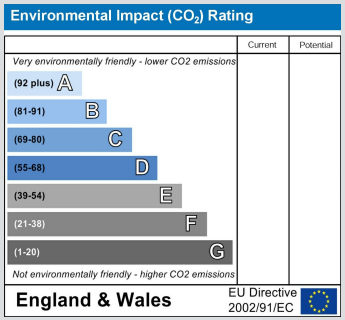
property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.
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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

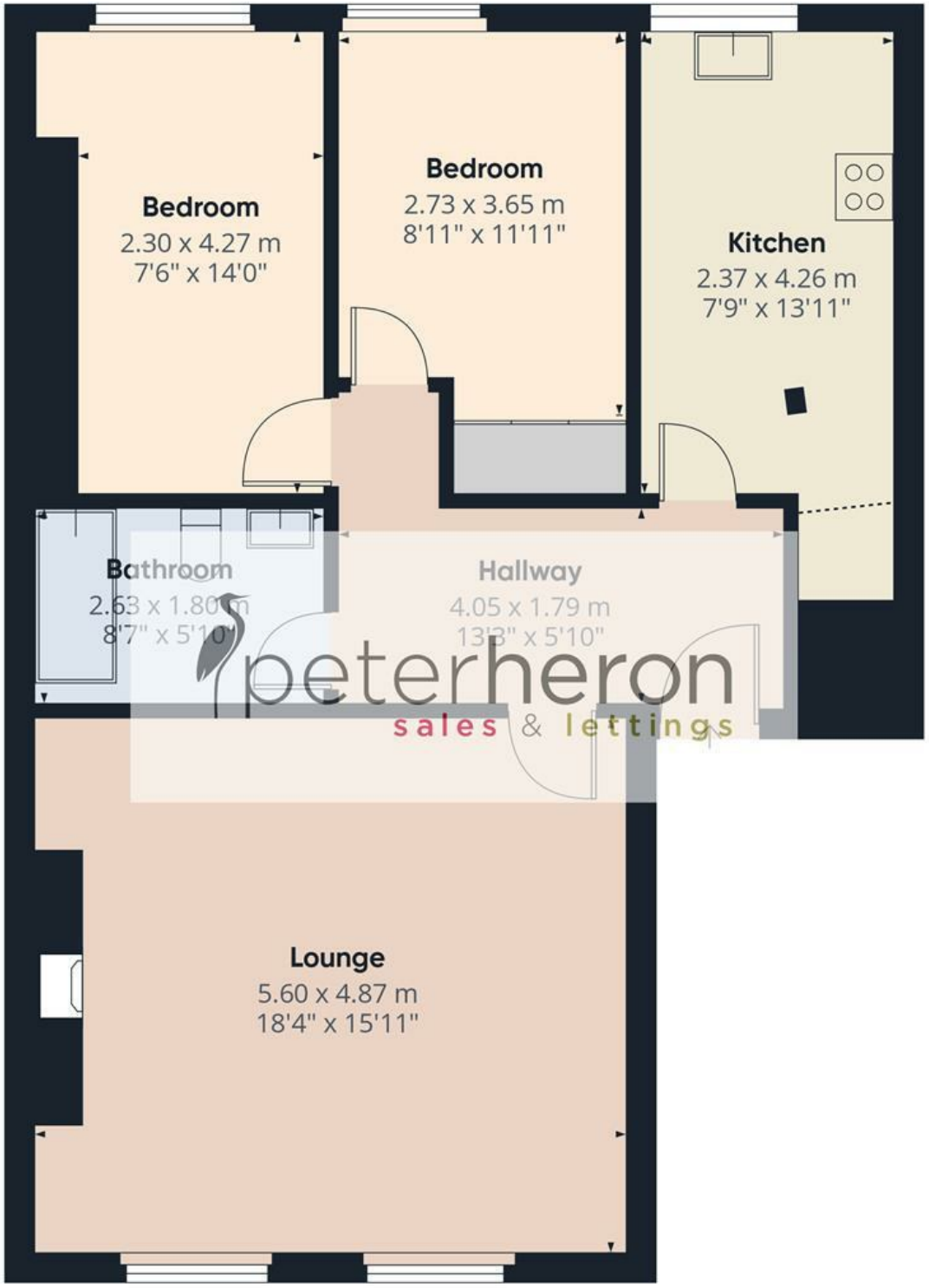
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.









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Approximate total area(1)

72 m²
775 ft²

Reduced headroom

0.8 m²
9 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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