

Thornhill Park

Thornhill  
Sunderland  
SR2 7JZ



# Thornhill Park

£65,000

## INTRODUCTION

1 DOUBLE BEDROOM FIRST FLOOR APARTMENT - CONVERSION WITHIN BEAUTIFUL BUILDING - ONE OF THE BEST LOCATIONS IN CITY - ALLOCATED PARKING + VISITOR PARKING - REQUIRES SOME RENOVATION WORKS - WALKING DISTANCE TO CITY CENTRE - NO CHAIN ...

## ENTRANCE HALL

Radiator, entry phone, Electric consumer unit, door leading off to bathroom, door leading off to large double bedroom, door leading off to lounge/kitchen.

## BATHROOM

Tiled flooring, chrome towel heater style radiator, white sink with single pedestal and chrome tap, white bath with panel, chrome tap with showerhead attachment, white toilet with low level cistern. The walls are finished in a ceramic tile in their entirety. Recessed lights to ceiling and extractor fan.

## LOUNGE KITCHEN

Large open space spilt into 2 areas. The lounge area which has adequate space for table, chairs, sofa, tv etc and a kitchen area with laminate wood-effect flooring, part fitted kitchen which is need of repair/updating, comprising a range of wall and floor units in a light wood-effect finish with contrasting laminate wood-effect work surface. Electric integrated oven, 4 ring integrated gas hob and extractor chimney in stainless steel finish, stainless steel sink with bowl and a half, single drainer and matching monobloc tap, space for washing machine, space for tall fridge/freezer. The room is illuminated by 2 windows which are single-glazed, sash windows and there is a large double radiator providing heat to the space. Built in cupboard leads off which provides room for storage and the location of the combi boiler.

## BEDROOM 1

Measurements taken at widest points.

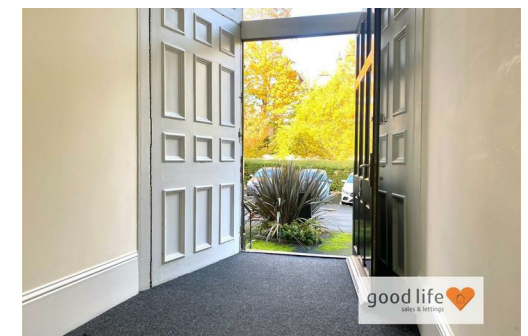
Very large double bedroom.

Carpet flooring, radiator, rear facing single-glazed sash window.

## GENERAL

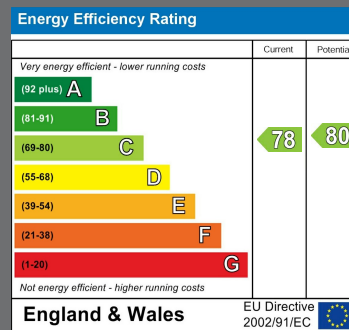
The property has been rented out in recent times, and we understand is compliant from a gas and electricity point of view for buy to let use. Although the property would benefit from some repair and updating to make it suitable condition for relet.

With suitable refurbishment we would expect the rental amount to £600 pcm plus.



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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