



MICHAEL HODGSON

estate agents & chartered surveyors





## THORNHILL PARK, SUNDERLAND £750 Per Month

AVAILABLE END OF JUNE 2021. TO LET. A stunning 2 bed flat that must be viewed to be fully appreciated. This apartment boasts many original period features and charm whilst boasting modern and contemporary decor. Ideally located in Thornhill the property commands easy access to local transport links, amenities, shops and is within walking distance of Sunderland City Centre. Internally the generous living accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room, 2 Bedrooms and a Bathroom. Externally there is a side lawned garden. Viewing is highly recommended to fully appreciate the space, home and location on offer.

To Let

2 Bedrooms

Kitchen / Dining Room

AVAILABLE END JUNE  
2021

Flat

Living Room

Viewing Advised

EPC Rating: D



## THORNHILL PARK, SUNDERLAND

£750 Per Month

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### Entrance Hall

An impressive hallway having a mosaic tiled floor, two radiators, coving to ceiling, two windows to the side elevation

### Living Room

16'10" x 18'0" to bay

The living room has a box bay window to the rear elevation making this a lovely light and airy room, having an exposed wood floor, feature fireplace with open fire with tiled surround and hearth, two double radiators, coving to ceiling, ceiling rose

### Kitchen/ Dining Room

22'6" x 12'0"

A long kitchen / Dining Room having two single sash style windows to the front elevation, exposed wood floor, contemporary feature radiator and an additional radiator

The Kitchen has a range of floor units, Belfast style sink with mixer tap, shelving and a range cooker with 5 ring gas hob

### Bedroom 1

18'4" to bay x 21'1"

The master bedroom has two large single glazed sash style windows with window shutters, exposed wood floor and a feature exposed brick wall, two double radiators

### Bedroom 2

14'4" x 19'9" to bay

Rear facing having three single glazed sash style windows, exposed wood floor, coving to ceiling, ceiling rose, two double radiators

### Bathroom

Luxury white suite comprising low level wc, wash hand basin with mixer tap set on a storage unit, recessed spot lighting, radiator, double glazed window, bath with mixer tap and shower over, exposed wood floor

### Externally

Externally there is a side lawned garden

# M I C H A E L   H O D G S O N

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