



MICHAEL HODGSON

estate agents & chartered surveyors

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# THORNHILL GARDENS, SUNDERLAND £184,000

This stunning 2 bed maisonette apartment will not fail to impress all who view boasting a stylish decor whilst retaining many period features and charm. The apartment is located within the exclusive development of Brookside House at the head of Thornhill Gardens offering a superb location providing easy access to Sunderland City Centre, shops, amenities as excellent transport links. The property itself has its own private entrance door and offers spacious living accommodation arranged over two floors briefly comprising of: Entrance Hall, Living Room, Kitchen / Dining Room, WC and to the Upper Floor a Landing, 2 Bedrooms and a Bathroom. Externally there is a side gated access leading to a rear courtyard with allocated parking. There is also the added benefit of a cellar / store room. Viewing is advised to fully appreciate the home and location on offer.

Duplex / Maisonette  
Apartment  
Living Room  
Bathroom  
Stunning Property

2 Bedrooms  
Kitchen / Dining Room  
Allocated Parking  
EPC Rating: D



## THORNHILL GARDENS, SUNDERLAND

£184,000

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### Entrance Hall

The apartment has its own private entrance in addition to having access to the main building inner hallway, radiator, telephone door entry system.

### WC

### Kitchen / Dining Room

23'7" max x 17'7" max

A fantastic kitchen / dining room with the kitchen having a comprehensive range of floor and wall units, stainless steel sink and drainer with mixer tap, integrated fridge, freezer, microwave, washing machine, dryer and wine fridge, double electric oven, electric hob with extractor over, cupboard with wall mounted gas central heating boiler, a lovely central island, one secondary glazed window and one double glazed window, recessed spot lighting, radiator and both the Kitchen and Dining Room have recessed spot lighting.

The dining area has a radiator, 2 sash windows with secondary glazing, a Spiral staircase to the first floor, Recessed spot lighting and Laminated floor

### Living Room

14'0" max x 17'4" to bay

The Living Room is a lovely light and airy space having a bay window to the front elevation with secondary glazing and two radiators, feature fireplace with modern electric fire.

### First Floor

### Landing Area

### Bedroom 1

The master bedroom has a window to the front elevation with secondary glazing, storage cupboard, laminate floor, two radiators and a useful recessed wardrobe with hanging space and drawers

### Bedroom 2

12'11" x 10'3"

Front facing, window with secondary glazing, radiator.

### Bathroom

Suite comprising of a low level WC, wash hand basin with mixer tap set on a vanity unit, recessed spot lighting, extractor, freestanding rollmop bath with mixer tap and shower attachment, chrome towel radiator.

### Parking

Allocated parking space to the rear accessed via an electric gate

### FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

### MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

### TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from 20.10.2000 - the property also owns a 1/8 share of the freehold.. Any prospective purchaser should clarify this with their Solicitor

### COUNCIL TAX

The Council Tax Band is Band D

# M I C H A E L   H O D G S O N

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