



MICHAEL HODGSON

estate agents & chartered surveyors

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THORNHILL GARDENS, SUNDERLAND £120,000

This superb 2 bed second floor flat will not fail to impress all who view boasting stylish decor whilst retaining many period features and charm. The apartment is located on Thornhill Gardens offering a leafy location providing easy access to Sunderland City Centre, shops, amenities as excellent transport links. The property briefly comprising of: Entrance Hall, Living Room, Kitchen / Breakfast Room, Bathroom and 2 Bedrooms. Externally there is courtyard parking to the rear yard which is accessed via an electric roller shutter. Viewing is advised to fully appreciate the property and location on offer.

Flat	Second Floor
2 Bedrooms	Living Room
Kitchen / Breakfast Room	No Chain Involved
Viewing Advised	EPC Rating: TBC



THORNHILL GARDENS, SUNDERLAND

£120,000

Entrance Hall
A spacious hallway leading to:

Living Room
17'11" x 15'8"
The living room has two single glazed sash style windows to the front elevation, two double radiators, ornate feature fire, coving to ceiling

Kitchen/Breakfast Area
13'10" x 7'10"
The kitchen has a range of floor and wall units, tiled splashback, cupboard with wall mounted gas central heating boiler, radiator, laminate floor, stainless steel sink and mixer tap, integrated washing machine, dishwasher and freezer, single glazed sash style window to the rear elevation.

Bedroom 1
8'10" max 12'0" max
Rear facing, double radiator, single glazed sash style window, range of fitted wardrobes.

Bedroom 2
8'9" x 14'5"
Rear facing, single glazed sash style window, radiator.

Bathroom
White suite comprising of a low level WC, pedestal basin with mixer tap, chrome towel radiator, part tiled walls, tiled floor, freestanding bath with mixer tap, and shower attachment, extractor.

Externally
There is courtyard parking to the rear which is accessed via an electric roller shutter.

COUNCIL TAX
The Council Tax Band is Band A.

TENURE
We are advised by the Vendors that the property is held by way of a

share of the freehold. Any prospective purchaser should clarify this with their Solicitor

M I C H A E L H O D G S O N

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