



MICHAEL HODGSON

estate agents & chartered surveyors

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THORNHOLME ROAD, SUNDERLAND £105,000

An immaculately presented 2 bedroom second floor apartment situated in The Croft on Thornholme Road which is a sought after gated development constructed by Charles Church providing easy access to Sunderland City Centre, local amenities and excellent transport links. The apartment benefits from spacious living space that will not fail to impress all who view and is likely to appeal to a wide variety of purchasers briefly comprising of: Entrance Hall, Living Room / Dining Room, Kitchen, 2 Bedrooms, Bathroom and 2 En Suites. Externally there are communal gardens and an allocated parking space, the development is accessed via electronically operated security gates from Thornholme Road. Viewing is highly recommended.

Second Floor
2 Bedrooms
Separate Kitchen
Allocated Parking

Apartment
Living / Dining Room
Bathroom & 2 En Suites
EPC Rating: C



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Entrance Hall
Laminate floor, night storage heater, storage cupboard.

Living Room/Dining Room
17'1" max x 17'7" max
The living/dining room has a timber framed double glazed bay window, wood strip floors.

Kitchen
9'4" x 10'8"
The kitchen has a range of floor and wall units, integrated fridge freezer, washing machine, stainless steels sink and drainer with mixer tap, electric oven, electric hob with extractor over, wine rack, wall mounted electric panel heater.

Bedroom
17'5" max x 10'0" max
Timber framed double glazed window, wall mounted electric panel heater.

En Suite
White suite comprising of a low level WC, pedestal basin with mixer tap and tiled splash back, electric towel radiator, recessed spot lighting, shower, electric space heater.

Bedroom
9'7" x 9'8"
Tiled floor, double glazed window, laminate floor.

En Suite
White suite comprising of a low level WC, pedestal basin with mixer tap and tiled splashback, electric towel radiator, electric space heater, shower cubicle with tiled splashback, recessed spot lighting.

Bathroom
White suite comprising of a low level WC, pedestal basin with mixer tap and tiled splashback, bath with mixer tap and tiled splashback, extractor, electric towel radiator, recessed spot lighting.

Parking
One allocated parking space

Externally
Externally there are communal gardens.

COUNCIL TAX
The Council Tax Band is Band C.

TENURE
We are advised by the Vendors that the property is held on a Leasehold basis for a term of 125 years from 1st January 2004. 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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