

Thornhill Gardens, Ashbrooke, Sunderland

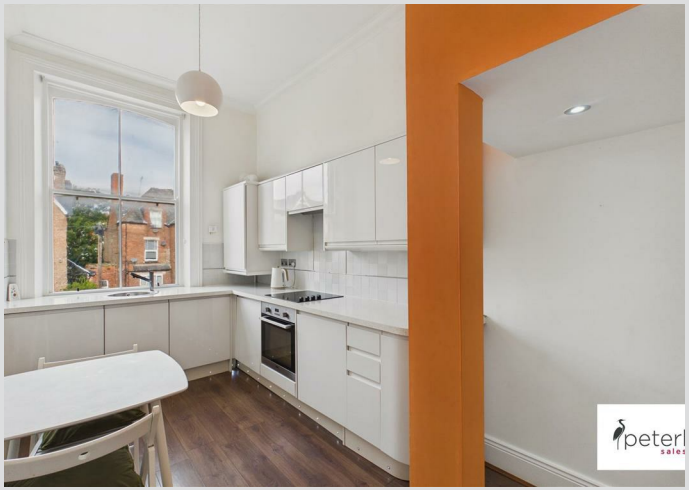
£750 PCM









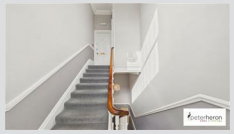


A superb two-bedroom first-floor flat occupying a desirable position within the leafy and highly sought-after suburb of Ashbrooke. Beautifully presented with a bright and airy feel throughout, the accommodation features a spacious lounge, stylish modern kitchen with integrated appliances, two well-proportioned bedrooms and an impressive contemporary bathroom with a freestanding bath. Ideally placed for an excellent range of local amenities and within easy reach of Sunderland City Centre. Available with November 2026, this fantastic home is not to be missed – early viewing is essential!

MAIN ROOMS AND DIMENSIONS

All on First Floor





Access via entrance door.

Reception Hall



Lounge




Two single glazed sash windows to front, two radiators and feature fireplace.

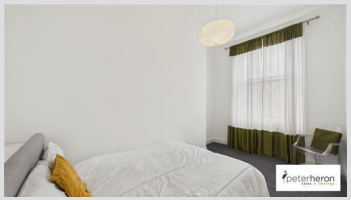
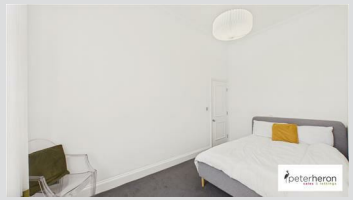
Kitchen





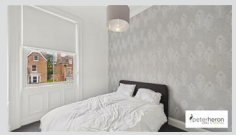
Range of wall and base unit's with countertops over incorporating a single bowl undermount sink and drainer. Integrated oven with electric hob and hood, low level fridge and freezer, washing machine and dishwasher. Radiator and single glazed sash window to rear.

Bedroom 1

Single glazed sash window and radiator.

Bedroom 2


Single glazed sash window, radiator and built in wardrobes.

Bathroom




Freestanding bath, low level wc and hand wash basin. Chrome heated towel rail.

Outside



Attractive communal front garden and communal courtyard with an electric roller shutter.

Council Tax Band
The Council Tax Band is Band A.

Lettings Important Info.
We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their

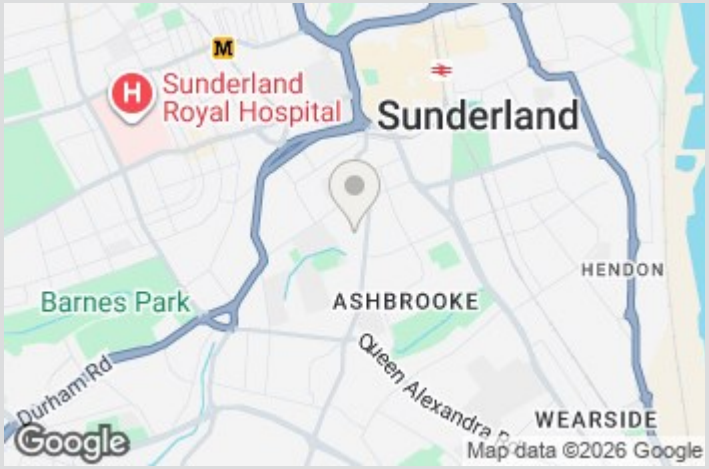
MAIN ROOMS AND DIMENSIONS

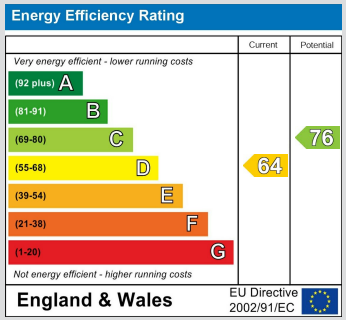
advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

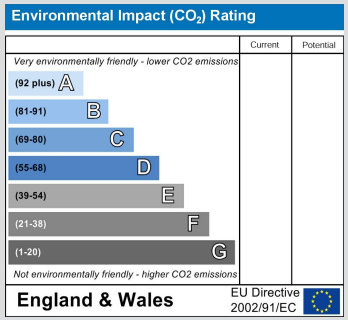
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

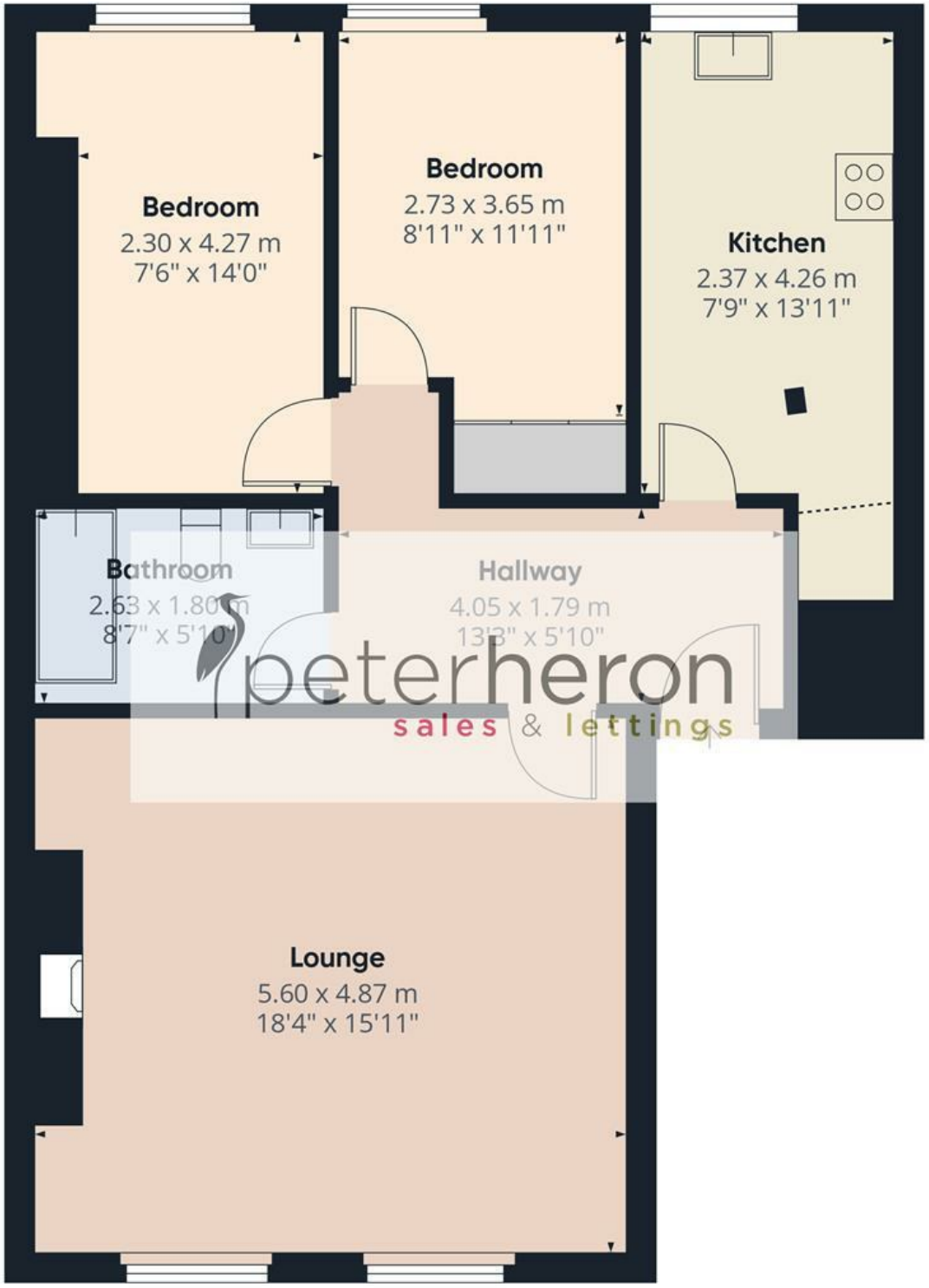
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.









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Approximate total area(1)

72 m²
775 ft²

Reduced headroom

0.8 m²
9 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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