



**hackett**  
PROPERTY

3 16 Thornhill Gardens, Ashbrooke Sunderland, SR2 7LD

- Spacious two bedroom apartment



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 64      | 66        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

**£750 pcm**



1 Bathroom



2 Bedrooms

## PROPERTY FEATURES

- Furnished
- Open plan living room, dining room and fitted kitchen

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PRS Property Redress Scheme

Available now

Spacious top floor two bedroom furnished apartment located in this popular tree lined street in one of Sunderlands most desirable locations. The property benefits from having gas central heating, double glazing, entry phone system, communal gardens, burglar alarm, parking space, and communal satellite dish. The accommodation comprises of communal entrance, entrance hallway, open plan living room/ dining area with fitted kitchen, separate w.c., two bedrooms and bathroom. An early internal inspection is required for this excellent property.

Deposit £865.38

Council Tax Band C

## Communal Entrance

Communal entrance door with entry phone system leading into

Communal Hallway with stairs leading up to private apartment entrance.

## Apartment Entrance

Door leading into entrance hallway with velux window, panel radiator, loft access and doors off as follows:

## Open Plan Living Room/Dining Area

23' x 15' 8" (7.01m x 4.78m) (Into Bay Window) This delightful spacious room has a dormer bay window, entry phone system, panel radiator, laminate flooring, tv point, dining area and kitchen area.

## Kitchen Area

The kitchen area has a contemporary range of fitted base and wall mounted units with roll top work surfaces, one and half bowl stainless steel sink unit and drainer with mixer taps, fridge freezer, dishwasher, oven hob and extractor fan, tiled splashbacks and continuation of the laminate flooring.

## Separate W.C.

With low level w.c, wash hand basin, tiled splash backs and panel radiator.

## Bedroom One

16' 3" x 13' 8" (4.95m x 4.17m)

With dormer bay window, radiator and store cupboard.

## Bedroom Two

10' 1" x 7' 5" (3.07m x 2.26m)

Second bedroom with window to the rear and loft access.

## Bathroom/wc

With bathroom suite comprising of panel bath, low level w.c., and wash hand basin, separate shower. Tiling to walls, panel radiator.

## Communal Garden

Communal gardens to the front and parking space to the rear.