



hackett
PROPERTY

35C Thornhill Gardens, Sunderland SR2 7LE

▪ Damage Deposit (5 weeks rent) - £721.15



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

£625 pcm



1 Bathroom



1 Bedroom

PROPERTY FEATURES

- Council Tax Band A
- One Bedroom
- Good Location

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rightmove

Zoopla

onTheMarket.com



PRS Property Redress Scheme

Available from 19th December 2025

Beautifully presented, one bedroom, furnished, first floor apartment situated on a leafy residential cul-de-sac in the Thornhill part of Sunderland, the property is within easy reach of local amenities in Ashbrooke and the city centre itself.

Internally the apartment is tastefully considered throughout with modern specification, including a gas combination central heating system, kitchen appliances and shower. The accommodation briefly comprises: communal entrance, hallway, spacious living room, fitted kitchen, double bedroom and bathroom with shower and toilet.

Council Tax Band A

Damage Deposit: £721.15

First Floor

Communal Entrance

with stairs to first floor and private entrance

Entrance Hallway

providing access to the main accommodation

Reception

3.70m x 5.65m (12' 2" x 18' 6") approximately, Into a bay window, enjoying leafy views, with excellent natural light and space. Other benefits include TV and phone points. An open arch leads to:

Kitchen

3.45m x 2.20m (11' 4" x 7' 3") approximately, Fitted with a comprehensive range of timber style units to wall and base and laminated work surfaces over. Including larder fridge and freezer, washing machine, hob, oven, filter hood, sink, tiled splash backs, floor tiling, spot lighting and large window to front.

Bedroom

4.67m x 3.64m (15' 4" x 11' 11") approximately, A large double bedroom with integrated wardrobe and leading through to:

Bathroom

With a white three piece suite including toilet, sink and bath with mains shower over and shower screen. Other benefits include floor and wall tiling, spot lighting, extractor, two windows and chrome radiator