

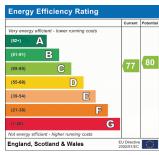
# 35C Thornhill Gardens, Sunderland SR2 7LE

Damage Deposit (5 weeks rent) - £721.15









# £625 pcm



1 Bathroom



1 Bedroom

# **PROPERTY FEATURES**

- Council Tax Band A
- One Bedroom
- Good Location

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## 35C Thornhill Gardens, Sunderland SR2 7LE

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 tastefully apartment is 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

 $4.67m \times 3.64m$  (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











