









This stunning, newly completed detached property has private outdoor space, off street parking and a stylish interior situated within the highly regarded Ashbrooke Conservation area. Internally the impressive accommodation is all on one level and includes a fabulous open plan living and kitchen area, featuring a vaulted ceiling with Velux windows and French doors to a decked area. The high quality kitchen is fitted with an excellent range of units, luxury worksurfaces and a selection of integrated appliances. There is a double bedroom with fitted wardrobes and a contemporary en-suite shower room/wc. Externally the private outdoor space provides an attractive decked area and gravelled parking area. The property is located to the rear of Thornhill Park, ideally located for local amenities, shopping facilities and also for access into Sunderland City Centre and transport connections including the Metro system. This newly completed property offers 'turn key' accommodation, viewing is highly recommended in order to fully appreciate the standard of finish on offer.

# MAIN ROOMS AND DIMENSIONS

## Open Plan Living And Kitchen Area 16'0" x 16'0"



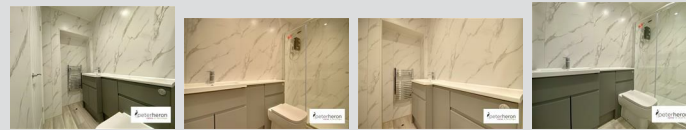
This stunning open plan space incorporates a living and kitchen area, the kitchen is fitted with an excellent range of contemporary units with luxury Quartz work surfaces over incorporating a 1 1/2 bowl sink unit, integrated appliances include a Neff electric oven, Neff electric hob with extractor over, a fridge, a freezer and a washing machine, the room features a vaulted ceiling with two Velux windows providing additional natural light, there is also a double glazed French door leading out onto the decked area and a timber framed double glazed sash window, there are two electric wall mounted heaters and a door to the bedroom.

## Bedroom 11'9" x 9'2" max measure inc fitted furniture



The bedroom has a timber framed double glazed sash window, an electric wall mounted heater, fitted furniture including wardrobes with matching bedside tables and there is a door to the en-suite.

## En-Suite



With a contemporary suite comprising a low level WC with concealed cistern, wash hand basin set into vanity unit and a double shower cubicle with electric shower, there is an electric chrome ladder style heated towel rail.

## Outside



The property is located to the rear of 1 Thornhill park and is access via a lane that this property has a right of access over leading to the private gravelled parking area, in addition to the gravelled area there is also an attractive decked area.

## Council Tax Band

The Council Tax Band is Band B

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

## Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size

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# MAIN ROOMS AND DIMENSIONS

verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

## Fawcett Street Viewings

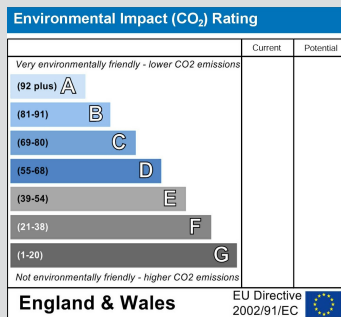
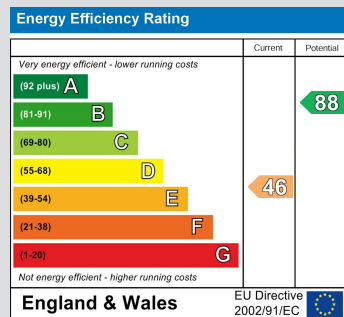
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.

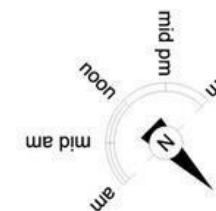


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Approximate Floor Area  
(40.00 sq.m)



**Thornhill Mews**