



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors





## RAINTON STREET, SUNDERLAND

£69,950

This mid terrace property comprises of 2no1 bed self contained flats offering huge potential to be refurbished and let on an investment basis or possible conversion back to one house, subject to planning. The property is ideally located on Rainton Street just off Chester Road providing convenient access to shops, amenities as well as Sunderland City Centre. Internally the accommodation briefly comprises of: Ground Floor Flat - Entrance Vestibule, Living Room, Bedroom, Kitchen, Bathroom. First Floor Flat, Entrance Vestibule, Living Room, Kitchen and a Mezzanine Level Bedroom accessed from the Living Room. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to fully appreciate the property and potential on offer.

2no Flats

No Chain Involved

Viewing Advised

Popular Location

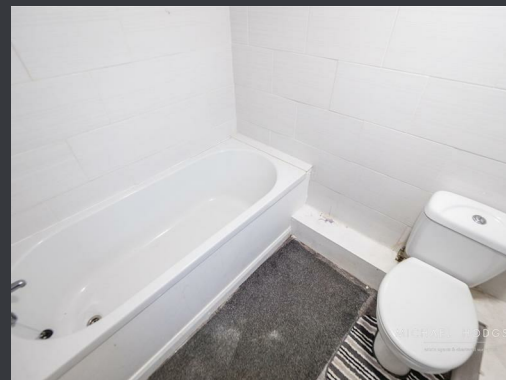
2 x 1 Bed flats

Modernisation Required

Excellent Potential

EPC Rating: E & G

MICHAEL HODGSON  
estate agents & chartered surveyors



MICHAEL HODGSON  
estate agents & chartered surveyors

MICHAEL HODGSON  
estate agents & chartered surveyors

MICHAEL HODGSON  
estate agents & chartered surveyors

MICHAEL HODGSON  
estate agents & chartered surveyors

## RAINTON STREET, SUNDERLAND

£69,950

---

### Communal Entrance Hall

Access to both flats

### Ground Floor Flat

#### Entrance Vestibule

Double glazed window, wall mounted electric panel heater.

#### Living Room

13'3" x 10'7"

Double glazed window, Wall mounted electric heater

#### Bedroom

9'3" x 6'5"

Double glazed window

#### Kitchen

5'8" x 7'11"

Range of floor units, tiled splashbacks and stainless steel sink and drainer

#### Bathroom

White suite comprising of a low level WC, pedestal basin, bath with tiled surround

### First Floor Flat

#### Entrance Vestibule

#### Living Room

11'11" x 17'9"

Two Double glazed windows, Two mounted wall electric panel heaters, stairs up to a mezzanine level to the bedroom area

#### Kitchen

9'4" x 6'11"

Range of floor units, stainless steel sink and door, electric oven, electric hob, tiled splashback

#### Bedroom

12'0" x 9'6"

Accessed from stairs in the living room to a mezzanine level.

#### Bathroom

Suite comprising of a low level WC, pedestal basin, double glazed window, bath

### COUNCIL TAX

The Council Tax Band is Band A

# M I C H A E L   H O D G S O N

---

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. 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. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. 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. 10. 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 verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

---

0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

