



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



GRANGE CRESCENT, SUNDERLAND

£375,000

LET INVESTMENT ON GRANGE CRESCENT, SUNDERLAND - This large 4 storey 7 bed property is located on Grange Crescent which is within easy reach of Sunderland City Centre, Sunderland Royal Hospital, Sunderland University as well as transport links to the A19. Internally the accommodation is arranged over 4 floors briefly comprising of: GROUND FLOOR, Room 1 with kitchen point and En Suite, Room 2 with En Suite, FIRST FLOOR, Kitchen, Room 5 with En Suite, Room 6 Bedroom / kitchen / living room and En Suite, SECOND FLOOR, Room 7 with Living / Kitchen, Bedroom and Shower Room, BASEMENT Communal Living Room, Kitchen, Room 3 with En Suite, Room 4 with En Suite - Externally there is a front garden and rear yard used via an electric roller shutter providing off street parking for 4 cars Full details relating to the tenancy agreements and rents are available upon request.

Investment Sale

7 Bedrooms

Viewing Advised

7 En Suites

4 Storey Property

Rents Upon Request

Tenancy Details Upon Request

EPC Rating: C



GRANGE CRESCENT, SUNDERLAND

£375,000

TENANCY DETAILS / RENTS

It has been advised that the following rents are payable for the property.

- Room 1: £760.00
- Room 2: £750.00 - currently vacant
- Room 3: £800.00
- Room 4: £920.00
- Room 5: £900.00
- Room 6: £570.00
- Room 7: £650.00 - currently vacant

Full details in relation to the tenancy details are available upon request, the rents were advised by the landlord and correct at the time of listing, but, are updated during the marketing period as and when void periods occur and the landlord advises us accordingly.

Prospective purchasers should make their own investigations in this regard as the rent can sometimes change.

Communal Entrance Hall
Storage Cupboard, access to the rear yard

Basement
Inner Hall

Living Room
15'4" x 13'10"
Shared communal living room

Room 3
10'8" x 9'8"
Front facing, radiator

En Suite
White suite comprising low level WC, wash hand basin, shower cubicle

Room 4
13'10" x 15'3"
Rear facing, radiator, double glazed

En suite
White suite comprising low level WC, wash hand basin, shower cubicle

Kitchen
11'4" x 9'9"
Communal kitchen having a range of floor and wall units, tiled splashback, electric oven, integrated microwave, electric hob, stainless steel sink and drainer with mixer tap, radiator

Ground Floor

Room 2
15'3" x 15'3"
Rear facing, radiator

En Suite
White suite comprising low level WC, pedestal wash hand basin, shower cubicle

Room 1
14'11" max x 19'4" max
Front facing, radiator. The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, integrated fridge

En Suite
White suite comprising low level WC, pedestal wash hand basin, shower cubicle

First Floor
Landing

Kitchen
10'3" max x 5'1"
Communal kitchen has a range of floor and wall units, tiled splashback, electric oven, electric hob with extractor over, stainless steel sink and drainer with mixer tap

Room 5
14'2" x 15'1"
Rear facing, radiator

En Suite
White suite comprising low level WC, pedestal wash hand basin, shower cubicle

Room 6

Bedroom
8'4" x 11'6"
Front facing, radiator

Living Room / Kitchen
16'0" max x 15'3" max
The living room / kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, integrated fridge

En Suite
White suite comprising low level WC, pedestal wash hand basin, shower cubicle

Second Floor
Landing

Room 7

Living Room / Kitchen
20'6" x 15'1"
The living room / kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, integrated fridge, oven, hob and integrated microwave, T-fall roof in part

Shower Room
White suite comprising low level WC, pedestal wash hand basin, shower cubicle

Bedroom
16'0" x 17'0"
Rear facing, t-fall roof in part, radiator, storage cupboard

External
Externally there is a front garden and rear yard used via an electric roller shutter providing off street parking for 4 cars

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, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

