



MICHAEL HODGSON

estate agents & chartered surveyors

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## CRESSWELL TERRACE, SUNDERLAND £195,000

FULLY LET INVESTMENT ON CRESSWELL TERRACE, SUNDERLAND - PRODUCING £1950 PER MONTH - £23,400 PER ANNUM This substantial 3 storey mid terrace property is situated on Cresswell Terrace on the fringe of Sunderland City Centre providing convenient access to shops, bars, restaurants, cafes and amenities as well as excellent transport links via Sunderland Bus & Metro Interchange, University and Royal Hospital. The property provides 3no self contained flats that are fully let offering an excellent rental income. full details relating to the rents are available upon request.

INVESTMENT SALE  
CLOSE TO CITY CENTRE  
PRODUCING £23,400 PER  
ANNUM  
VIEWING ADVISED

3NO SELF CONTAINED FLATS  
PRODUCING £1950 PER MONTH  
FULLY LET  
EPC RATINGS: Flat 1: D Flat 2: C  
Flat 3: TBC



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## CRESSWELL TERRACE, SUNDERLAND

£195,000

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### TENANCY DETAILS

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

FLAT 1: £675 per month

FLAT 2: £650 per month

FLAT 3: £625 per month

Total £1950 per month - £23,400 per annum

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

Communal Entrance Hall

Leading to flat 1

Living Room

17'5" max x x 15'4" max

Radiator.

Bedroom

Rear facing, radiator.

Kitchen

9'2" x 9'4"

Range of floor and wall units, double glazed window, stainless steel sink and drainer with mixer tap, wall mounted gas central heating boiler.

Shower Room

Low level WC, wash hand basin, shower cubicle.

Flat 2

Living Room

13'9" x 13'4"

Front facing, radiator.

Bedroom

6'10" x 10'4"

Front facing, radiator.

Kitchen

13'10" x 10'4"

Floor and wall units, wall mounted gas central heating boiler, electric oven, gas hob with extractor over, double glazed window, storage cupboard, stainless steel sink and drainer.

Bathroom

Suite comprising of a low level WC, pedestal basin, bath with mixer tap and a shower over, radiator, double glazed window.

Flat 3

Bedroom

12'2" max x 14'0" max

Rear facing, radiator, double glazed window.

Bathroom

Low level WC, pedestal basin, bath with mixer tap and shower attachment, radiator, double glazed window.

Living Room

10'3" x 13'5"

Double glazed window, radiator.

Kitchen

8'4" max x 10'4" max

Range of floor and wall units, stainless steel sink and drainer, wall mounted gas central heating boiler.

Externally

Externally there is a front forecourt and rear yard.

COUNCIL TAX

The Council Tax Band is Band:

Flat 1: A

FLAT 2: A

FLAT 3: A

Under EPC remove 'Ground Floor Flat: C'. Flat 1 is G Floor and is D Flat 3 has no EPC but we can arrange?

EPC

EPC Rating:

Flat 1: D

Flat 2: C

Flat 3: TBC

TENURE

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

# M I C H A E L   H O D G S O N

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