



MICHAEL HODGSON

estate agents & chartered surveyors

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ARGYLE SQUARE, SUNDERLAND

£225,000

INVESTMENT SALE - 3 SELF CONTAINED FLATS PRODUCING WHEN FULLY LET - £24,900 PER ANNUM - The property is located on Argyle Square and comprises of an end terraced property split into 3 self contained flats. Argyle Square offers a convenient location for easy access to Sunderland City Centre, local shops, amenities and good transport links. Internally the property briefly comprises of: Flat 1, Flat 2, Flat 3, Externally there is a front forecourt and a rear yard. Full details in relation to the tenancy details and rents are available upon request.

INVESTMENT SALE

1 NO LET AND 2 CURRENTLY TO LET

VIEWING ADVISED

CLOSE TO CITY CENTRE

3 NO SELF CONTAINED FLATS

EXCELLENT INVESTMENT

RNETAL WHEN FULLY LET £2075 PER MONTH

EPC Ratings: Flat 1: D Flat 2: C Flat 3: C



ARGYLE SQUARE, SUNDERLAND

£225,000

TENANCY DETAILS

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

- FLAT 1: £700 - CURRENTLY VACANT BUT BEING MARKETING
- FLAT 2: £675 - CURRENTLY VACANT BUT BEING MARKETING
- FLAT 3: £700

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

Flat 1
Inner Hall, leading to bedroom 1.

Bedroom
14'7" max x 18'2" max
Front facing, bay window, radiator.

Living Room
13'1" max x 20'0" max
Double glazed window, radiator.

Kitchen
8'2" x 9'11"
The kitchen has a range of floor and wall units, stainless steel sink with mixer tap, wall mounted gas central heating boiler, radiator, rear passage door to the garden.

Bathroom
White suite comprising of a low level WC, pedestal basin, double glazed window bath with shower over, extractor.

Flat 2

Inner Hall
Plumbed for washer

Living Room
14'9" x 12'9"
Front facing, radiator.

Kitchen
6'11" x 11'3"
The 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.

Bedroom
10'10" x 15'2"
Rear facing, radiator, cupboard with wall mounted gas central heating boiler.

Shower Room
White suite comprising of a low level WC, pedestal basin, double glazed window, chrome towel radiator, shower cubicle.

Flat 3

Inner Hall
Storage cupboard.

Bathroom
Suite comprising of a low level WC, wash hand basin, bath with shower over, double glazed window, extractor, wall mounted gas central heating boiler.

Kitchen/Living Room
15'9" x 13'6"
2 Double glazed windows, double radiator, the kitchen point has a range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, gas hob with extractor over.

Bedroom
14'9" x 11'8"
T fall roof in part, double radiator.

Bedroom 2
10'11" x 6'4"
T fall roof in part, radiator.

Externally
Externally there is a front forecourt and a rear garden.

COUNCIL TAX
The Council Tax Band is Band

FLAT 1: A
FLAT 2: A
FLAT 3: A

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

EPC
EPC Ratings:

Flat 1: D
Flat 2: C
Flat 3: C

M I C H A E L H O D G S O N

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