



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



AZALEA TERRACE NORTH, SUNDERLAND £280,000

INVESTMENT SALE - 4NO SELF CONTAINED FLATS PRODUCING - £32,100 PER ANNUM - The property is located on Azalea Terrace North and comprises of a mid terraced property split into 4 self contained flats. Azalea Terrace North 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, Flat 4. 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

VIEWING ADVISED

CURRENTLY PRODUCING £2675
PER MONTH

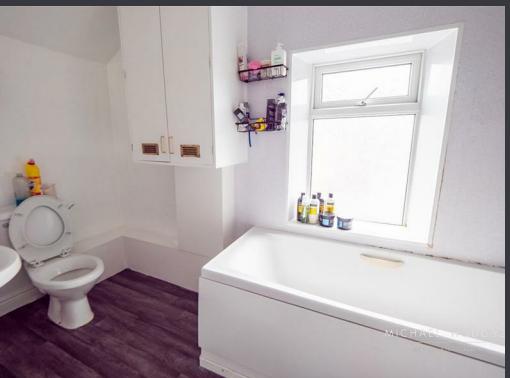
EXCELLENT INVESTMENT

FULLY LET

4NO SELF CONTAINED FLATS

£32,100 PER ANNUM

EPC Ratings: Flat 1: D Flat 2: D Flat
3: D Flat 3: D Flat 4: C



AZALEA TERRACE NORTH, SUNDERLAND

£280,000

TENANCY DETAILS

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

FLAT 1: £625 per month

FLAT 2: £625 Per Month

FLAT 3: £700 per month

FLAT 4: £625 per month

TOTAL PER MONTH - £2675 PER MONTH, £32,100 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

Living Room/Kitchen

16'4" max x 16'4" max

front facing, radiator, the kitchen has a range of floor and wall units, tiled splashback, electric oven, gas hob with extractor over, stainless steel sink and drainer with mixer tap, radiator.

Bathroom

White suite comprising of a low level WC, pedestal basin, radiator, bath with shower over, extractor.

Bedroom

12'11" x 10'7"

Rear facing, radiator, cupboard with wall mounted gas central heating boiler, double glazed window bay window.

Flat 2

Bedroom

10'5" x 9'10"

Double radiator, double glazed window.

Living Room

10'4" x 14'10"

White suite comprising of a low level WC, pedestal basin, double glazed window, bath with mixer tap and shower attachment, radiator, extractor.

Flat 3

Living Room

Radiator

Living Room/Kitchen

13'10" max x 14'9" max

Open plan kitchen/living room, radiator, range of floor and wall units, tiled splashback, electric oven, gas hob with extractor over.

Bedroom

14'1" x 11'1"

Rear facing, radiator.

Shower Room

White suite comprising of a low level WC, pedestal basin, radiator, wash hand basin.

Flat 4

Bathroom

White suite comprising of a low level WC, pedestal basin, bath with shower over, cupboard with wall mounted gas central heating boiler, radiator, double glazed window.

Bedroom

12'10" x 9'4"

Rear facing, double glazed window, t fall roof in part, velux style window.

Kitchen/Living Room

20'3" x 11'6"

T fall roof in part, 3 Velux style windows, radiator, the kitchen has a

range of floor and wall units, tiled splashback, electric oven, gas hob with extractor over.

Externally

Externally there is a front forecourt and a rear yard.

TENURE

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

EPC

EPC Rating:

Flat 1: D

Flat 2 : D

Flat 3: D

Flat 4: C

COUNCIL TAX

The Council Tax Band is Band:

Flat 1:A

Flat2: A

Flat 3: A

Flat 4: A

MICHAEL HODGSON

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

