



MICHAEL HODGSON

estate agents & chartered surveyors

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## 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

# M I C H A E L   H O D G S O N

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