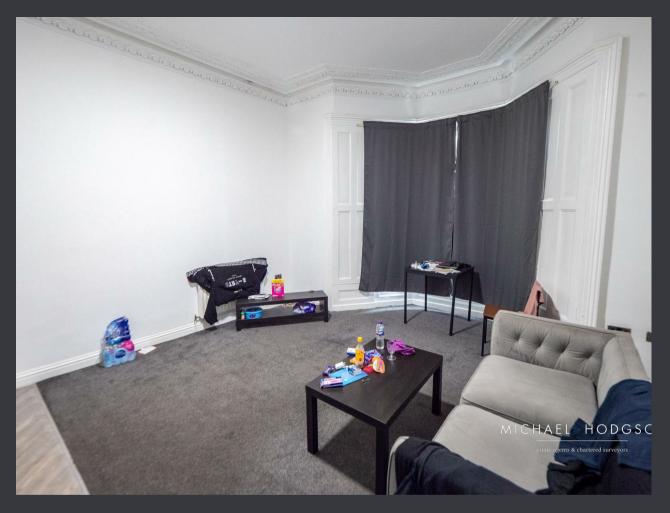


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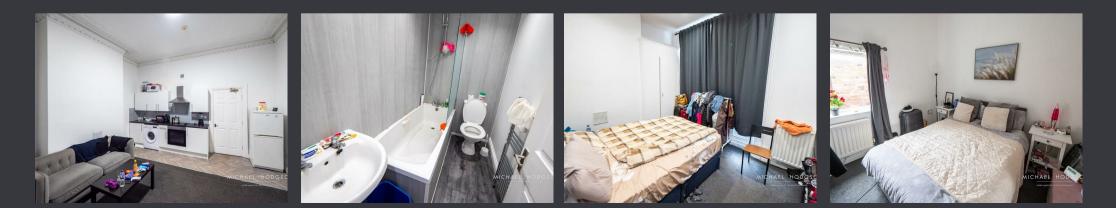
estate agents & chartered surveyors



ARGYLE SQUARE, SUNDERLAND £295,000

INVESTMENT SALE - 4 SELF CONTAINED FLATS PRODUCING -£33,000 PER ANNUM - The property is located on Argyle Square and comprises of a mid terraced property split into 4 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, 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 4 NO FLATS PRODUCING £33,000 PER ANNUM VIEWING ADVISED FULLY LET SELF CONTAINED PRODUCING £2750 PER MONTH EPC RATINGS: Flat 1: D Flat 2: D Flat 3: C Flat 4: C



ARGYLE SQUARE, SUNDERLAND £295,000

TENANCY DETAILS

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

FLAT 1: £675 per month FLAT 2: £675 per month FLAT 3: £750 per month FLAT 4: £650 per month

Total rentals: £2750 per month, £33,000 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

Flat 1

Inner Hall leading to the kitchen/living room

Living Room/Kitchen

18'8" max x 14'7" max

Open plan, 2 radiators, range of floor and wall units, stainless steel sink and drainer with mixer taps, electric oven, electric hob with extractor over.

Bathroom

White suite comprising of a low level WC, chrome towel radiator, bath with mixer tap and shower attachment, recessed spot lighting, extractor, pedestal basin,

Bedroom

10'0" x 12'0" Rear facing, cupboard with wall mounted gas central heating boiler.

Flat 2

Living Room 10'1" x 13'4" Radiator.

Kitchen 9'10" x 6'8"

Range of floor an wall units, tiled splashback, wall mounted gas central heating boiler, radiator, electric oven, gas hob with extractor

over, recessed spot lighting. Bedroom 10'1" x 9'5"

Double radiator.

Bathroom

White suite comprising of a low level WC, pedestal basin, bath with mixer tap and shower attachment, recessed spot lighting, chrome towel radiator.

Flat 3

Inner Hall Leading to the living room

Living Room/Kitchen 15'0" x 13'10" Double radiator, the kitchen has a range of floor an wall units, tiled splashback, electric oven, gas hob with extractor over.

Bedroom 2 6'7" x 16'6" Radiator.

Bathroom

Suite comprising of a low level WC, pedestal basin, chrome towel radiator, bath with mixer tap and shower attachment, reccessed spot lighting, reccessed spot lighting, extractor.

Bedroom 1 12'1" x 9'6" Rear facing, cupboard with wall mounted gas central heating boiler.

Flat 4

Bathroom

Low level WC, pedestal basin with tiled splashback, bath with shower over, wash hand basin with mixer ta, chrome towel radiator.

Bedroom 12'9" x 13'9" T fall roof in part, velux style window, r<u>adiator</u>.

Living Room/Kitchen 20'1" x 15'2"

Open plan, 2 velux style windows, 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.

Externally Externally there is a front and rear yard.

COUNCIL TAX The Council Tax Band is Band

FLAT 1 Ground Floor A. FLAT 2 Ground floor A. FLAT 3 1st Floor A. FLAT 4 2nd Floor 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: D Flat 3: C Flat 4: C

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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

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