



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 - £24,600 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

RENTAL WHEN FULLY LET £2075 PER MONTH

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

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ARGYLE SQUARE, SUNDERLAND

£225,000

TENANCY DETAILS

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

FLAT 1: £675 -

FLAT 2: £675 -

FLAT 3: £700 - CURRENTLY VACANT BUT BEING MARKETED

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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