



MICHAEL HODGSON

estate agents & chartered surveyors

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ARGYLE SQUARE, SUNDERLAND £340,000

The property is located on Argyle Square and comprises of a terraced property split into 5 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, Flat 5. 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

PRODUCING £3400 PER MONTH

5 NO SELF CONTAINED FLATS

CLOSE TO CITY CENTRE

FULLY LET

PRODUCING £40,800 PER ANNUM

VIEWING ADVISED

EPC RATINGS: Flat 1: D Flat 2: D
Flat 3: D Flat 4: C Flat 5: D



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ARGYLE SQUARE, SUNDERLAND

£340,000

TENANCY DETAILS

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

- FLAT 1: £625
- FLAT 2: £625
- FLAT 3: £650
- FLAT 4: £750
- FLAT 5: £750

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.

Entrance Hall
Communal entrance hall

Flat One

Studio Bedroom
18'7" x 17'7"
Bay window, storage cupboard, radiator, kitchen with range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, electric hob with extractor over

Shower Room
Solely for the use by Flat 1 Suite comprising low level wc, wash hand basin, shower cubicle. extractor

Flat Two

Studio Bedroom
15'5" x 14'1"

Shower Room

Flat Three

Living Room/Kitchen/ Bedroom
11'1" x 27'2"
Open plan living room/kitchen/bedroom having a range of floor and wall units, stainless steel sink and drainer with mixer tap.

Bathroom
Low level WC, pedestal basin, bath with shower over, extractor.

Flat Four

Inner Hall
Leading to the living Room

Living Room
17'3" max x 14'8" max
Front facing, 2 velux style windows, radiator.

Bedroom
10'0" max x 10'5" max
Front facing, radiator, storage cupboard.

Shower Room
White suite comprising of a low level WC, pedestal basin, shower cubicle, extractor.

Kitchen
4'8" x 9'10"
Range of floor and wall units, electric oven, electric hob with extractor over, radiator, stainless steel sink and drainer with mixer tap.

Bedroom 1
12'11" x 15'0"
Rear facing, radiator, storage cupboard.

Flat Five

Bathroom
White suite comprising of a low level WC, pedestal basin with mixer tap, bath with mixer tap and shower over, radiator.

Bedroom 1
15'10" x 15'11"
T fall roof in part, velux style windows, radiator, storage cupboard.

Living Room
15'0" max x 8'5" max
T fall roof in part, velux style window, radiator.

Bedroom 2
11'7" x 8'5"
T fall roof in part, radiator, velux style window, storage cupboard.

Kitchen
7'10" x 10'5"
Range of floor and wall units, tiled splashback, radiator, electric oven, electric hob, stainless steel sink and drainer, radiator.

External
Externally there is a front forecourt and and rear yard

FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

COUNCIL TAX

The Council Tax Band is Band

- Flat 1: A
- Flat 2: A
- Flat 3: A
- Flat 4: A
- Flat 5: 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: D
- Flat 4: C
- Flat 5: D

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

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