



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



ARGYLE SQUARE, SUNDERLAND

£210,000

INVESTMENT SALE - 3 SELF CONTAINED FLATS PRODUCING - PART LET - - The property is located on Argyle Square and comprises of a mid 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
PART LET
RENT UPON REQUEST
EXCELLENT INVESTMENT

3NO SELF CONTAINED
FLATS
CLOSE TO CITY CENTRE
VIEWING ADVISED
EPC Ratings: Flat 1: D Flat 2: C
Flat3: D



ARGYLE SQUARE, SUNDERLAND

£210,000

TENANCY DETAILS

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

- Flat 1 - £645.00 (unfurnished)
- Flat 2 - £750.00 starting on 28/08/2026 (furnished)
- Flat 3 - £750.00 (furnished)

Total: £2145 oer month, £25,740 per annum when fully let
Updated 20/08/26

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
Wall mounted gas central heated boiler, door to the yard.

Living Room
15'9"ax x20'1" max
Radiator, rear facing.

Bedroom
Front facing, radiator.

Kitchen
7'10" x 9'4"
Range of floor and wall units, stainless steel sink and drainer with mixer tap, space for a freestanding cover, double glazed window, radiator.

Bathroom

Flat 2

Inner Hall
Radiator.

Living Room/kitchen
16'9" max x 14'2" max
Open plan living room/kitchen range of floor and wall units, tiled splashback, electric oven, gas hob, stainless steel sink drainer with mixer tap.

Bedroom
10'2" x 6'7"
Front facing, radiator.

Bedroom
Rear facing, radiator, double glazed window.

Bathroom
Suite comprising of a low level WC, pedestal basin, bath with shower over.

Flat 3

Inner Hall
2 Storage cupboards

Bathroom
White suite comprising of a low level WC, pedestal basin, double gazed window, radiator.

Living Room
16'2" x 14'5"
Double radiator, rear facing, t fall roof in part.

Bedroom
5'6" x 14'9"
First floor, radiator.

Kitchen
11'2" x 7'8"
Range of floor and wall units, tiled splashback, stainless steel sink and mixer tap, electric oven, gas hob with extractor over, electric oven, double glazed window, radiator,

Bedroom
10'2" x 8'0"
Front facing, radiator.

Externally
Externally there is a front forecourt and rear yard.

COUNCIL TAX
The Council Tax Band is Band:

Flat 1:A
Flat2: 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 Rating:

Flat 1: D
Flat 2: C
Flat 3: TBC

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

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

