



MICHAEL HODGSON

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## ELMS WEST, SUNDERLAND £435,000

INVESTMENT SALE - 5 SELF CONTAINED FLATS - FULLY LET  
PRODUCING £44,100 PER ANNUM - The property comprises of a substantial mid terraced property arranged over 3 floor and ideally located on leafy Elms West in Ashbrooke and offers convenient access to Sunderland City Centre, local shops and amenities as well as good transport links. The generous property provides 5no self contained flats that are fully let, full details relating to the tenancy agreements are available upon request. Externally there is a rear yard. Viewing is highly recommended to fully appreciate the location and rental income investment on offer.

INVESTMENT SALE  
CURRENTLY PRODUCING  
£3675 PER MONTH  
VIEWING ADVISED

5no SELF CONTAINED FLATS  
CURRENTLY PRODUCING  
£44,100 PER ANNUM  
EXCELLENT INVESTMENT

EPC Ratings; Flat 1: E Flat 2: D  
Flat 3: D Flat 4: D Flat 5: D



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# ELMS WEST, SUNDERLAND

## £435,000

### TENANCY DETAILS

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

- FLAT 1: £675 per month
- FLAT 2: £700 per month
- FLAT 3: £700 per month
- FLAT 4: £800 per month
- FLAT 5: £800 per month

Total £3675 per month - £44,100 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.

Entrance Hall  
Leading to flat 1

Inner Hall  
Radiator

Living Room  
17'2" max x 17'5" max  
Double radiator

Kitchen  
6'0" x 10'1"  
Range of floor and wall units, tiled splashback, wall mounted gas central heating boiler, gas hob with extractor over, electric oven, stainless steel sink and drainer with mixer tap.

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

Bedroom  
16'0" x 13'8"  
Rear facing, double radiator

Flat 2

Inner Hall  
Radiator

Bedroom  
10'5" x 14'0"  
Radiator

Living Room  
14'7" x 16'8"  
Radiator

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

Kitchen  
7'11" x 9'4"  
Range of floor and wall units, wall mounted gas central heating, electric oven, gas hob with extractor over, radiator, extractor.

Flat 3

Inner Hall  
Radiator

Bedroom  
13'5" x 10'5"  
Double radiator

Living Room  
17'2" max x 16'9" max  
Bay window, radiator

Kitchen  
Range of floor and wall units, tiled splashback, wall mounted gas central heating boiler, radiator, electric oven, gas hob with extractor over.

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

Flat 4

Inner Hall

Living Room  
Front facing, radiator

Kitchen  
Range of floor and wall units.

Bedroom  
Front facing, radiator.

Bedroom  
Rear facing, radiator

Bathroom  
Low level WC, pedestal basin, bath.

Flat 5

Inner Hall  
Radiator, storage cupboard.

Bedroom  
8'1" x 15'5"  
Radiator

Living Room  
13'5" x 15'11"  
Radiator

Bedroom  
13'5" x 15'11"  
Rear facing, radiator.

Bathroom  
White suite comprising of a low level WC, tiled splashback, wall mounted gas central heating boiler, electric hob, electric oven, radiator.

EPC  
EPC Ratings:

- Flat 1: E
- Flat 2: D
- Flat 3: D
- Flat 4: D
- Flat 5: D

### TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

# M I C H A E L   H O D G S O N

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