



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



ARGYLE SQUARE, SUNDERLAND

£225,000

INVESTMENT SALE - 3 SELF CONTAINED FLATS PRODUCING, WHEN FULLY LET - £24,900 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



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: £725

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

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

