



MICHAEL HODGSON

estate agents & chartered surveyors

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## ARGYLE SQUARE, SUNDERLAND

### £390,000

INVESTMENT SALE - 5 SELF CONTAINED FLATS PRODUCING - £43,500 PER ANNUM - The property is located on Argyle Square and comprises of a end 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  
Split into 5 Flats  
Monthly Rental £3,625  
Viewing Advised

End Terraced Property  
All self Contained  
Annual Rental £43,500  
EPC Ratings: Flat 1: D Flat 2: D  
Flat 3: E Flat 4: D Flat 5: D



# ARGYLE SQUARE, SUNDERLAND

## £390,000

### TENANCY DETAILS

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

- FLAT 1: £750 per month
- FLAT 2: £750 Per Month
- FLAT 3: £675 per month
- FLAT 4: £750 per month
- FLAT 5: £700 per month

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.

### FLAT 1

Shower Room  
Shower cubicle, low level WC, pedestal basin, radiator.

Living Room  
15'0" x 14'8"  
Double glazed window, radiator, t fall roof in part.

Bedroom 1  
9'4" x 13'10"  
Radiator, t fall roof in part.

Bedroom 2  
11'7" x 10'1"  
Radiator, t fall roof in part, velux style window.

Kitchen  
7'6" max x 13'9" max  
Range of floor and wall units, stainless steel sink and drainer with mixer tap, plumbed for washer, electric oven, gas hob, radiator, wall mounted gas central heating boiler.

### FLAT 2

Entrance Hall  
Leading to the living room

Living Room  
10'8" x 14'8"  
Double radiator.

Kitchen  
8'8" x 7'6"  
Range of floor and wall units, electric oven, electric hob, wall mounted gas central heating boiler, stainless steel sink and drainer with mixer tap, double radiator.

Bedroom 1  
9'11" max x 17'10" max  
Rear facing, double glazed bay window, radiator.

Bedroom 2  
11'2" x 11'6"  
Radiator.

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

FLAT 3  
Kitchen / Living Room  
Bathroom  
Bedroom

Bedroom 1  
10'1'8" x 9'10"

Bedroom 2  
10'9" x 8'10"

Bathroom

### FLAT 4

Inner Hall  
Radiator.

Living Room/Kitchen  
18'7" max x 15'1" max  
Open plan living room/kitchen, range of floor and wall units, electric oven, gas hob with extractor, stainless steel sink and drainer with mixer tap, double radiator.

Bedroom 1  
17'1" max x 9'2" max  
Radiator, cupboard with wall mounted gas central heating boiler.

Bedroom 2  
12'7" x 6'11"  
Radiator.

Bathroom  
White suite comprising of a low level WC, wash hand basin, bath with shower over, radiator, extractor, recessed spot lighting.

### FLAT 5

Living Room / Kitchen  
16'4" x 13'5"

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  
The EPC Ratings are :

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

# M I C H A E L   H O D G S O N

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

