



MICHAEL HODGSON

ESTATE AGENTS & CHARTERED SURVEYORS

MICHAEL HODGSON

estate agents & chartered surveyors



MICHAEL HODGSON

0191 276 7000

ARGYLE SQUARE, SUNDERLAND £400,000

INVESTMENT SALE - 5 SELF CONTAINED FLATS PRODUCING -
£39,990 PER ANNUM - The property is located on Argyle Square and
comprises of an 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

PRODUCING £3325 PER MONTH

5 NO SELF CONTAINED FLATS

CLOSE TO CITY CENTRE

FULLY LET

PRODUCING £39,990 PER
ANNUM

VIEWING ADVISED

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



MICHAEL HODGSON



MICHAEL HODGSON



MICHAEL HODGSON



ARGYLE SQUARE, SUNDERLAND

£400,000

TENANCY DETAILS

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

FLAT 1: £625

FLAT 2: £625

FLAT 3: £600

FLAT 4: £750

FLAT 5: £715

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

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, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

