

MICHAEL HODGSON

estate agents & chartered surveyors

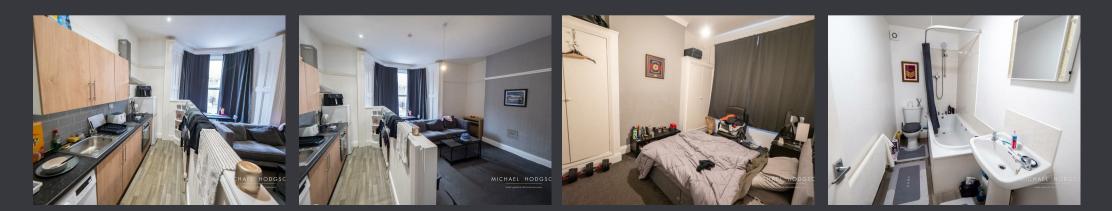


ARGYLE SQUARE, SUNDERLAND £290,000

INVESTMENT SALE - 4 SELF CONTAINED FLATS PRODUCING -£32,700 PER ANNUM - The property is located on Argyle Square and comprises of a mid terraced property split into 4 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. 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 ALL LET PRODUCING £32,700 PER ANNUM EXCELLENT INVESTMENT

4NO FLATS PRODUCING £2750 PER MONTH VIEWING ADVISED EPC RATINGS: D, D, C, D



ARGYLE SQUARE, SUNDERLAND £290,000

TENANCY DETAILS

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

FLAT 1: £675 per month FLAT 2: £675 per month FLAT 3: £ £750 per month FLAT 4: £650 per month

Total Per month £2725 per month, £32,700 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.

Communal Entrance Hall Cupboard

Flat 1

Inner Hall Leading to the living room/kitchen.

Living Room/Kitchen 17'9" max x 1794'7" max

Open plan kitchen/living room, radiator, the the kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, electric hob, extractor over.

Bedroom

15'9" x 9'9"

Rear facing, radiator, cupboard with wall mounted gas central heating boiler.

Bathroom

White suite comprising of a low level WC, pedestal basin with tiled splashback, bath with shower over, radiator.

Flat 2

Studio flat Open plan kitchen/living room/ bedroom

Bathroom

Flat 3

Inner Hall Leading to the living room.

Living Room 15'7" max x 14'4" max Front facing, 2 windows, radiator.

Bedroom 2 10'10" max x 7'4" max Front facing, radiator, storage cupboard.

Bedroom 1 15'1" x 8'7" Rear facing, radiator, 2 storage cupboards.

Kitchen 6'0" x 10'4" Range of floor and wall units, stainless steel sink and drainer, electric oven, electric hob.

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

Flat 4

Living Room 15'1" max x 13'10" max Velux style window, t fall roof in part, radiator.

Kitchen 6'2" x 7'5" Range of floor and wall un its, electric oven, electric hob, radiator.

Bathroom

Suite comprising of a low level WC, basin, bath, chrome towel radiator.

Bedroom 13'6" x 11'2" Rear facing, radiator, t fall roof in part, velux style windows

Bedroom 9'2" x 9'6" Rear facing, radiator, t fall roof in part, velux style windows.

Externally Externally there is a front forecourt and rear garden.

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: C Flat 4: D

COUNCIL TAX The Council Tax Band is Band

FLAT 1: A. FLAT 2: A. FLAT 3 A. FLAT 4: A.

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