



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors

ARGYLE SQUARE, SUNDERLAND £277,500

INVESTMENT SALE - 4 SELF CONTAINED FLATS Currently producing £2060 PER MONTH / £24,720 PER ANNUM but when fully let a potential of £2810 PER MONTH / £33,720 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

4NO SELF CONTAINED FLATS

CURRENT RENTAL £2060 PER MONTH

EXCELLENT INVESTMENT

PART LET

VIEWING ADVISED

PRODUCING £24,720 PER ANNUM

EPC Ratings: Flat 1: D Flat 2: D Flat 3: C Flat 4: D



ARGYLE SQUARE, SUNDERLAND

£277,500

TENANCY DETAILS

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

- 24 Argyle Square
- Flat 1 - £660
- Flat 2 - £650
- Flat 3 - £750
- Flat 4 - Void (£750)

Updated 07/07/2026

Full details in relation to the tenancy details are available upon request.

Communal Entrance Hall
Cupboard with gas central heating boiler.

Flat 1

Inner Hall
Leading to the kitchen/living room

Living Room/Kitchen
13'11"ax x 16'6" max
Open plan kitchen/Living room, radiator, the kitchen has a range of floor and wall units, tiled splashback, electric oven, electric hob with extractor over, stainless steel sink and drainer.

Bedroom
8'0" x 17'2"
Rear facing, radiator.

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

Flat 2

Living Room/Bedroom
14'6" x 8'6"
Open plan, radiator, double glazed window.

Kitchen
10'7" x 7'9"
Range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, electric over, electric hob with extractor, radiator, double glazed window.

Shower Room
Low level WC, wash hand basin, shower cubicle.

Flat 3

Inner Hall
Leading to the bedroom

Bedroom
8'0" x 14'3"
Rear facing, wall mounted gas central heating boiler.

Bedroom
14'7" x 7'7"
Front facing, radiator.

Living Room/Kitchen
13'7" max x 14'0" max
Open plan living room/kitchen the kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap.

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

Inner Hall
Leading to the shower room

Flat 4

Shower Room
White suite comprising of a low level WC, pedestal basin, shower.

Bedroom
Front facing, radiator

Kitchen/Living Room
Open plan kitchen/living room, range of floor and wall units.

Externally
Externally there is a front forecourt and a rear yard.

COUNCIL TAX

The Council Tax Band is Band:

- Flat 1: A
- Flat 2: A
- Flat 3: A
- Flat 4: A

TENURE

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

EPC
EPC Rating:

- Flat 1: D
- Flat 2: D
- Flat 3: C
- Flat 4: D

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

