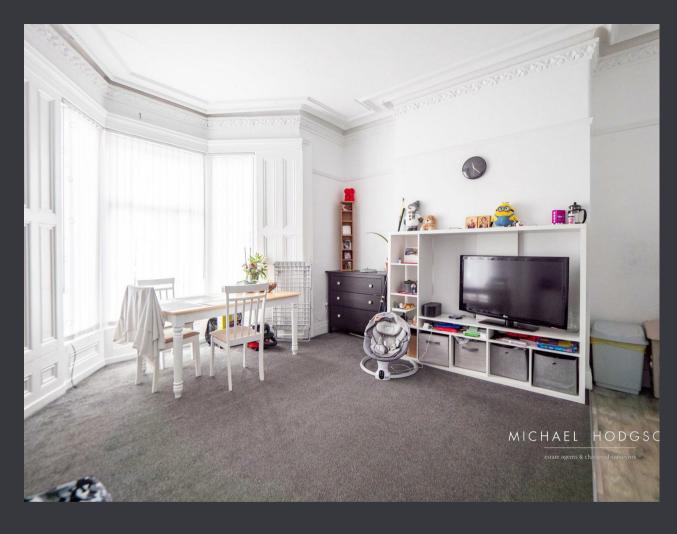


# MICHAEL HODGSON

estate agents & chartered surveyors



## ARGYLE SQUARE, SUNDERLAND £320,000

INVESTMENT SALE - 4 SELF CONTAINED FLATS PRODUCING -£32,100 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 £2675 PER MONTH EXCELLENT INVESTMENT FULLY LET VIEWING ADVISED PRODUCING £32,100 PER ANNUM EPC Ratings: Flat 1: D Flat 2: D Flat 3: C Flat 4: D



# ARGYLE SQUARE, SUNDERLAND £320,000

#### TENANCY DETAILS

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

FLAT 1: £650 per month FLAT 2: £575 per month FLAT 3: £725 per month FLAT:4 £725 per month

TOTAL PER MONTH - £2675 PER MONTH - £32,100 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 with gas central heating boiler.

Flat 1

Inner Hall Leading to the kitchen/living room

## Living Room/Kitchen

13'11" ax x16'6" 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<u>"</u>

Rear facing, radiator.

### Bathroom

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

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	

## MICHAEL HODGSON

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