



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



ARGYLE SQUARE, SUNDERLAND £265,000

FULLY LET INVESTMENT ON ARGYLE SQUARE, SUNDERLAND - PRODUCING £2650 PER MONTH - £31,800 PER ANNUM This substantial 3 storey mid terrace property is situated on Argyle Square on the fringe of Sunderland City Centre providing convenient access to shops, bars, restaurants, cafes and amenities as well as excellent transport links via Sunderland Bus & Metro Interchange, University and Royal Hospital. The property provides 4 no self contained flats that are fully let offering an excellent rental income. full details relating to the rents are available upon request.

INVESTMENT SALE

4 NO SELF CONTAINED FLATS

PASSING RENTAL OF £2650 PER MONTH

EXCELLENT INVESTMENT

FULLY LET

VIEWING ADVISED

PRODUCING £31,800 PER ANNUM

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



ARGYLE SQUARE, SUNDERLAND

£265,000

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: £550 per month

TOTAL: £2650 PER MONTH, £31,800 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 wall mounted gas central heating boiler

FLAT 1

Inner Hall

leading to:

Kitchen/Living Room

Open plan Kitchen/Living Room, radiator, range of floor and wall units

Bedroom

Rear facing, radiator

Bathroom

Low level wc, pedestal wash hand basin, bath

FLAT 2

Living Room

8'6" x 14'6"

Radiator, double glazed winow,

Kitchen

11'4" x 6'7"

Range of floor and wall units, stainless steel sink and drainer with mixer tap, cupboard with wall mounted gas central heating boiler, double glazed window, electric oven, electric hob, radiator

Bedroom

10'1" x 11'6"

Double glazed window, radiator

Bathroom

White suite comprising low level wc, pedestal wash hand basin, bath, extractor, chrome towel radiator

FLAT 3

Inner hall

leading to:

Bedroom

8'0" x 10'4"

Radiator

Living Room/Kitchen

15'10" x 14'6"

Front facing, radiator, The Kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, electric hob with extractor over

Bedroom

14'9" x 9'5"

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

Bathroom

White suite comprising low level wc, pedestal wash hand basin, bath with mixer tap and shower over, chrome towel radiator, extractor

FLAT 4

Inner Hall

leading to:

Bathroom

Low level wc, pedestal wash hand basin, bath, radiator

Bedroom

14'5" x 16'8"

Rear facing, radiator

Kitchen

15'7" max x 6'11" max

Floor and wall units stainless steel sink and drainer with mixer tap, Velux style window, radiator

Living Room

16'0" max x 14'9" max

T-fall roof in part. radiator

External

Externally there there is a front forecourts and a rare yard

EPC

EPC Rating:

Flat 1: D

Flat 2: E

Flat 3: C

Flat 4: C

TENURE

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

COUNCIL TAX

The Council Tax Band is Band:

Flat 1: A

Flat 2: A

Flat 3: A

Flat 4: A

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

