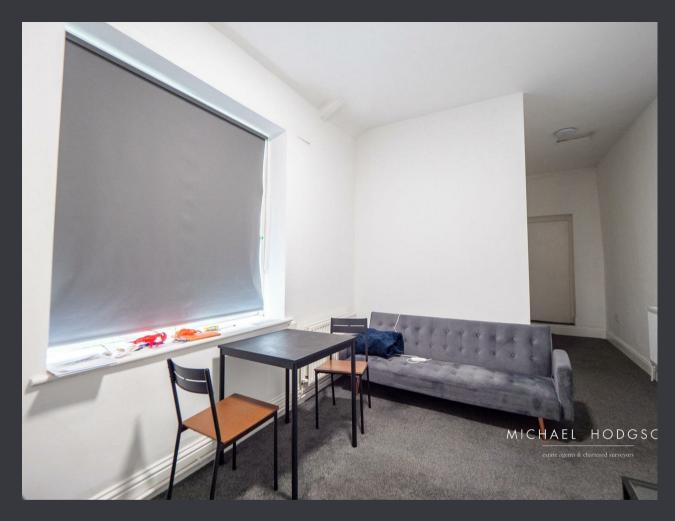


MICHAEL HODGSON

estate agents & chartered surveyors



ARGYLE SQUARE, SUNDERLAND £315,000

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 4no self contained flats that are fully let offering an excellent rental income. full details relating to the rents are available upon request.

INVESTMENT SALE 4NO 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 £315,000

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

FLAT1

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

hob with extractor over

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

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" nax 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

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI IQX

0191 5657000 www.michaelhodgson.co.uk

