



MICHAEL HODGSON

estate agents & chartered surveyors

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# ROTHERFIELD SQUARE, SUNDERLAND £174,950

INVESTMENT SALE - SOLD WITH TENANT IN SITU - A superb modern 3 bed end link house situated on Rotherfield Square in Rehouse offering a superb location providing convenient access to shops, amenities as well as excellent transport links via the A1231 to Sunderland City Centre and the A19. The property briefly comprises of: Entrance Lobby, Lounge, Kitchen / Dining Room, Store, Rear Lobby, WC and to the First Floor, Landing, 3 Bedrooms, Bathroom and En Suite. Externally there is a front block paved driveway whilst to the rear is a garden with paved patio area. Viewing is highly recommended.

MODERN END LINK HOUSE  
 3 BEDROOMS  
 KITCHEN / DINING ROOM  
 EXCELLENT PROPERTY

INVESTMENT SALE  
 LOUNGE  
 BATHROOM & EN SUITE  
 EPC RATING: B



# ROTHERFIELD SQUARE, SUNDERLAND

## £174,950

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### TENANCY DETAILS

The property is let on an assured shorthand tenancy at a monthly rental of £900 per month, £10,800 per annum.

Further details available upon request.

#### Entrance Vestibule

Radiator, leading to:

#### Living Room

16'2" x 12'11"

The living room has a double glazed window to the front elevation, radiator, high level aerial and power socket

#### Kitchen / Breakfast

16'2" max x 14'2" max

The kitchen has a comprehensive range of floor and wall units, electric hob with extractor over, electric oven, cupboard with wall mounted gas boiler, integrated fridge, freezer and dishwasher, laminate floor, radiator, stairs to the first floor, recessed spot lighting, double glazed French doors opening to the rear garden, cupboard under stairs

#### Utility Area

Recessed spot lighting

#### WC

White suite comprising low level wc, wall hung wash hand basin with mixer tap, double glazed window, radiator, extractor

#### First Floor

Landing, storage cupboard

#### Bedroom 1

11'7" x 9'2"

Front facing, double glazed window, radiator, high level power socket and aerial port

#### En Suite

White suite comprising low level wc, pedestal basin with mixer tap,

chrome towel radiator, recessed spot lighting, extractor, shower cubicle with tiled splash back

#### Bedroom 2

9'2" x 11'8"

Rear facing, radiator, double glazed window, high level aerial point with power socket

#### Bedroom 3

6'8" x 8'2"

Front facing, double glazed window, radiator

#### Bathroom

Modern white suite comprising low level wc, pedestal basin with mixer tap, bath with mixer tap and shower over with tiled splash back, double glazed window, recessed spot lighting, extractor, chrome towel radiator

#### Externally

Externally there is a front block paved driveway whilst to the rear is a garden with paved patio area

### COUNCIL TAX

The Council Tax Band is Band B

### TENURE

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

# M I C H A E L   H O D G S O N

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