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## DERBY STREET, SUNDERLAND £150,000

2 FLATS FOR SALE IN 1 BLOCK PLUS DOUBLE GARAGE - PART LET INVESTMENT - EXCELLENT OPPORTUNITY. The property comprises of an end terraced house converted into 2 self contained flats on Derby Street which is set on the fringe of Sunderland City Centre and is within walking distance of the City Centre and its many shops amenities and transport links in addition to both Sunderland University and Royal Hospital. The ground floor flat is currently let at a passing rental of £102.75 weekly in advance and the first floor flat is currently vacant but would readily let, in addition there is a separate double garage that could be let. The property briefly comprises of: Communal Entrance Hall, GROUND FLOOR FLAT - Living Room, Inner Hall, Bedroom, Kitchen, Bathroom and a Rear Yard. FIRST FLOOR FLAT: Landing, Living Room, Kitchen, 2 Bedrooms and a Bathroom. There is a Double Garage to the rear. Viewing of this excellent investment opportunity is highly recommended.

END TERRACE

DOUBLE GARAGE

EXCELLENT OPPORTUNITY

RENTS UPON REQUEST

2 NO SELF CONTAINED  
FLATS

PART LET

VIEWING ADVISED

EPC RATING: TBC



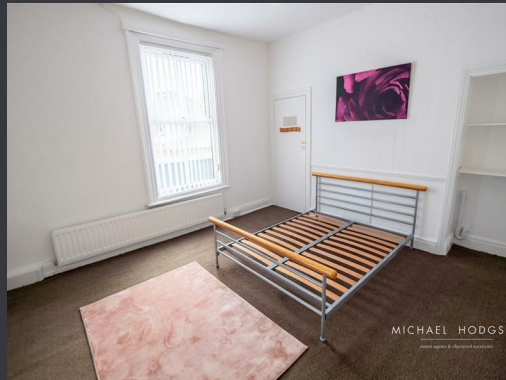
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Communal Entrance Hall  
Communal entrance hall.

Flat 1 - TENANCY DETAILS  
Ground floor flat - Currently let at a passing rent of £102.75 weekly in advance, it has been advised.

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.

Living Room  
14'9" x 17'10" to bay  
Bay window with 3 double glazed windows, radiator.

Inner Hall  
Leading to bedroom and kitchen

Bedroom  
13'2" max x 15'10" max  
Rear facing, double glazed window, radiator.

Kitchen  
11'6" x 5'10"  
Floor and wall units, double glazed window, stainless steel sink and drainer, space for a freestanding cooker, radiator.

Bathroom  
White suite comprising of a low level WC, pedestal basin, bath, extractor.

Externally  
Externally there is a front forecourt and a rear courtyard with access to the garage.

Flat 2  
First Floor Flat

First Floor  
Landing, radiator.

Bedroom 1  
15'6" max x 11'11" max  
Side facing, double glazed window, double radiator, mirror fronted wardrobe.

Bathroom  
White suite comprising of a low level WC, pedestal basin, bath with electric shower over and tiled splashback, double glazed window, radiator.

Bedroom 2  
9'4" x 9'3"  
Double glazed window, radiator.

Living Room  
14'6" x 12'3"  
Double glazed window, radiator, feature fire with electric fire, opening to the kitchen.

Kitchen  
8'6" x 6'10"  
The kitchen has a range of floor and wall units, breakfast bar, double glazed window, radiator, electric oven, gas hob with extractor over, stainless steel sink and drainer with mixer tap.

Garage  
16'9" x 22'8"  
Accessed via an electric roller shutter.

The courage could be used by flat one or two or could be separately rented

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 A.

# M I C H A E L   H O D G S O N

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