



MICHAEL HODGSON

estate agents & chartered surveyors



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

2 NO SELF CONTAINED
FLATS

DOUBLE GARAGE

PART LET

EXCELLENT OPPORTUNITY

VIEWING ADVISED

RENTS UPON REQUEST

EPC RATING: TBC

MICHAEL HODGSON
estate agents & chartered surveyors



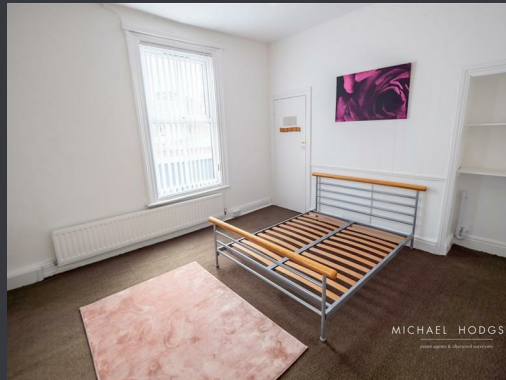
MICHAEL HODGSON
estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors

DERBY STREET, SUNDERLAND
£150,000

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

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, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

