



MICHAEL HODGSON

estate agents & chartered surveyors



TUDOR GROVE, SUNDERLAND

£92,000

INVESTMENT SALE - TO BE SOLD WITH TENANT IN SITU -
CURRENT RENTAL £585 PER MONTH - £7,020 PER ANNUM - A well presented 2 bed semi detached house situated on Tudor Grove in Humbleton which provides a sought after location being within easy reach of local shops, schools and amenities as well as Sunderland city centre and the A19. The property briefly comprises: Entrance Vestibule, Living Room / Kitchen and to the First Floor, Landing 2 Bedrooms and a Shower Room. Externally there is a front paved courtyard whilst to the rear a gravelled garden. Viewing is highly recommended to fully appreciate location and investment on offer.

INVESTMENT SALE
2 Bedrooms
Shower Room
Viewing Advised

Semi Detached House
Kitchen / Living room
Let at £585 Per Month.
EPC Rating: C



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TENANCY DETAILS

The property is let on an assured shorthand tenancy at a passing rental of £585 per month, £7,020 per annum. Further details upon request.

Entrance Vestibule
Stairs to the first floor

Living Room / Kitchen
19'1" x 17'4"

An open plan room having a double glazed window to the front and rear elevation, laminate floor, radiator.

The kitchen has a range of floor and wall units, electric oven, electric hob with extractor over, sink and drainer with mixer tap. cupboard with wall mounted gas boiler

First Floor
Landing

Bedroom 1
11'6" x 10'5"
Front facing, double glazed window, radiator, laminate floor, double radiator

Bedroom 2
8'9" x 7'11"
Rear facing, double glazed window, radiator

Shower Room
Modern white suite comprising low level wc and wash hand basin with mixer tap set on a vanity unit, walk in shower with tiled splash back, double glazed window, radiator

Externally
Externally there is a front paved courtyard whilst to the rear a gravelled garden

COUNCIL TAX

The Council Tax Band is Band

TENURE

We are advised by the Vendors that the property is XX. 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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