



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



# TUDOR GROVE, SUNDERLAND

## £92,000

---

### 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

---

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](http://www.michaelhodgson.co.uk)

