



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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## £92,000

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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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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

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0191 5657000

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

