MICHAEL HODGSON

estate agents & chartered surveyors

SOMERSET STREET, SUNDERLAND
£59,950

INVESTMENT SALE - TO BE SOLD WITH TENANT IN SITU - CURRENT RENTAL £603.00 PER MONTH - £7,236 PER ANNUM - This 3 bedroom mid terraced house is situated on Somerset Street In Silksworth located close to local schools shops and amenities and road links to Sunderland City Centre. The property itself briefly comprises of Entrance hall, Living room, Dining room, Kitchen, Bathroom and tot he First Floor 3 Bedrooms. Externally there is a front lawned garden and rear yard. Viewing is recommended.

Investment	Terraced House
3 Bedrooms	Living Room
Dining Room	£603.00 PCM
Must Be Viewed	EPC Rating C

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Entrance Hall
Radiator, storage cupboard.

Living Room
12'9" 6'6" x 13'8" max
Double glazed window, radiator,

Dining Room
12'8" max x 14'4" max
Double glazed window, stairs to the first floor, radiator, opening to the kitchen.

Kitchen
14'10" x 8'3"
The kitchen has a range of floor and wall units, gas hob with extractor over, integrated oven, door to the rear, double glazed window, wall mounted gas central heating boiler.

Bathroom
Low level WC, pedestal basin, double glazed window.

First Floor
Landing, loft access.

Bedroom
13'1" x 14'1"
Double glazed window.

Bedroom
8'6" max x 13'3" max
Double glazed window, radiator.

Bedroom
8'10" x 10'1"

Externally
Externally there is a front lawned garden and rear yard.

COUNCIL TAX
The Council Tax Band is Band A.

TENURE
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

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