



MICHAEL HODGSON

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RIVERSDALE TERRACE, SUNDERLAND £165,000

2NO FLATS - FOR SALE - PART LET - An excellent investment opportunity comprising of a two storey mid terraced property split into 2 self contained 2 bed flats situated on Riversdale Terrace which forms part of Durham Road in Eden Vale. Eden Vale offers a superb location providing easy access to Sunderland city centre, Sunderland University, Metro Station as well as the city centre, shops and amenities. The property offers the following living accommodation - GROUND FLOOR FLAT - Living Room, 2 Bedrooms, Inner Hall, Kitchen / Breakfast Room and a Bathroom. FIRST FLOOR FLAT - Landing, Living Room, Kitchen, Utility Area, Bathroom. Externally there is a front forecourt and rear yard accessed via a roller garage door. Viewing is essential to appreciate the potential on offer.

2no Flats
Both Self Contained
1 x Flat vacant
Viewing Advised

2 x 2 Bed Flats
1 x Flat let
Excellent Opportunity
EPC Rating: TBC & D



RIVERSDALE TERRACE, SUNDERLAND
£165,000

Communal Entrance Hall
Leading to both flats.

Flat 1 - TENANCY / RENTS
Ground Floor Flat

This flat is let, it has been advised, at a weekly rental of £100 per week.

Living Room
17'11" to bay x 17'1"
Double glazed bay window, radiator.

Bedroom 1
17'3" x 15'5"
Rear facing.

Inner Hall
leading to:

Kitchen/Breakfast Area
8'10" x 13'11"
Floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, wall mounted gas central heating boiler, radiator, plumbed for a washing machine

Bedroom 2
9'2" x 11'8"
Double glazed window, radiator.

Bathroom
Low level WC, pedestal basin, double glazed window, bath with electric shower over, radiator.

First Floor Flat - TENANCY / RENT
First Floor Flat

This flat is currently vacant

Living Room
16'11" to bay x 15'2"
The living room has a double glazed bay window, radiator.

Kitchen
10'4" x 6'11"
Floor and wall units, stainless steel sink and drainer, double glazed window, radiator.

Utility Area
Floor and wall units, plumbed for washer.

Bedroom 1
15'3" x 13'10"
Rear facing, double glazed windows, radiator.

Bathroom
White suite comprising of a low level WC, pedestal basin with mixer tap, chrome towel radiator, bath with mixer tap and electric shower over, extractor.

Bedroom 2
9'1" x 8'3"
Side facing, double glazed window, radiator, cupboard with wall mounted gas central heating boiler.

Externally
Externally there is a front forecourt and rear yard accessed via a roller garage door.

COUNCIL TAX
The Council Tax Band is Band A & A

TENURE
We are advised by the Vendors that the property is Freehold. 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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