



M I C H A E L   H O D G S O N

estate agents & chartered surveyors





## HENLEY ROAD, SUNDERLAND

£105,000

INVESTMENT SALE - SOLD WITH TENANT IN SITU - CURRENT RENT £575 PER MONTH - £6900 PER ANNUM WITH AN AGREED RENT INCREASE FROM 1ST APRIL TO £635 PER MONTH - £7,620 PER ANNUM - This 3 bedroomed semi detached house situated within a cul-de-sac location on Henley Road in Nookside which offers a popular and convenient position for local shops, schools and amenities as well as the A19 and Sunderland city centre being within 2 miles. The property briefly comprising of: Entrance Porch, Living Room, Kitchen / Dining Room and to the First Floor there are 3 Bedrooms and a Bathroom. There is a front and side garden with block paved driveway leading to the garage whilst to the rear there is a paved patio area and access to the garage. Viewing is highly recommended to fully appreciate this excellent investment opportunity.

Semi Detached House

3 Bedrooms

Living Room

Kitchen / Dining Room

Investment Sale

Garage & Gardens

Current rent £575 per month

EPC Rating: C

## HENLEY ROAD, SUNDERLAND

£105,000

---

### TENANCY DETAILS - RENTS

The property is let on an assured shorthand tenancy at a monthly rent of £575 per month, £6,900 per annum. A rent increase has been agreed to £635 from 1st April 2026, £7,620 per annum. Further details upon request.

#### Entrance Porch

Double glazed window, leading to

#### Living Room

17'8" x 15'8"

The living room has a double glazed bay window, stairs to the first floor, feature fireplace, radiator

#### Kitchen/Diner

9'8" x 17'11"

The kitchen has a range of floor and wall units, tiled splash back, sink and drainer with mixer tap, glass display cabinet, double glazed window and double glazed door to the rear, double radiator, cupboard with wall mounted gas boiler, storage cupboard

#### First Floor

Landing, double glazed window, loft access

#### Bedroom 1

10'5" x 13'5"

Double glazed window, radiator

#### Bedroom 2

10'7" x 10'1"

double glazed window, radiator

#### Bedroom 3

9'11" x 7'0"

Double glazed window, radiator

#### Bathroom

White suite comprising low level wc, pedestal, bath with shower over, double glazed window, radiator

#### Externally

Externally there is a front and side garden with block paved driveway leading to the garage whilst to the rear there is a paved patio area and access to the garage.

#### Garage

Attached single garage accessed via a roller shutter

### 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

# 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, SRI 1QX

---

0191 5657000

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

