



MICHAEL HODGSON

estate agents & chartered surveyors

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## CHESTER ROAD, SUNDERLAND £299,950

LET HMO INVESTMENT ON CHESTER ROAD, SUNDERLAND - All rooms currently let at a passing monthly rental of £2,465 / £29,580 per annum. This large three storey 6 bed HMO is located in the convenient location of High Barnes being situated on Chester Road with easy reach of Sunderland City Centre, Sunderland Royal Hospital, Sunderland University as well as transport links to the A19. Internally the accommodation briefly comprises of: Entrance Hall, Communal Living Room, Room A with En Suite, WC, Kitchen / Breakfast Room, Utility, First Floor, Room B, Room C, Room D, Office, Second Floor, Room E, Room F. Externally there is a front forecourt and a rear yard. Full details relating to the tenancy agreements and rents are available upon request.

HMO

6 Bedrooms

Kitchen / Breakfast Room

Passing Rent £2465 per month /  
£29,580 Per Annum

Investment Sale

Shared Living Room

Bathroom & En Suite to 1  
Bedroom

EPC Rating: D



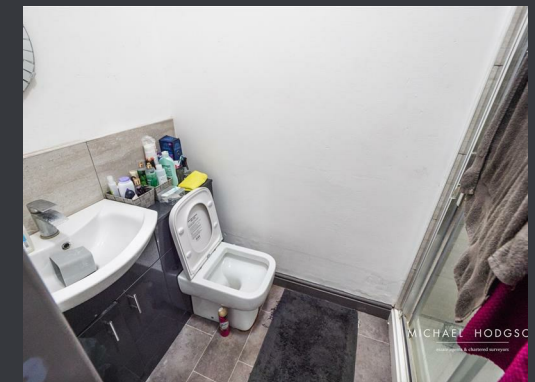
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£299,950

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### RENTS/TENANCY DETAILS

It has been advised that the following rents are payable for the property

Room A: £465 per month, £5580 per annum

Room B: £400 per month, £4800 per annum

Room C: £400 per month, £4800 per annum

Room D: £400 per month, £4800 per annum

Room E: £400 per month, £4800 per annum

Room F: £400 per month, £4800 per annum

Passing Rent £2465 per month / £29,580 Per Annum

Full details in relation to the tenancy details are available upon request, the rents were advised by the landlord and correct at the time of listing. Prospective purchasers should make their own investigations in this regard as the rent can sometimes change.

Entrance Hall

Laminate floor

Living Room

16'6" x 17'5"

Shared Living Room, double glazed bay window, laminate floor, double radiator

Room A

14'8" x 16'11"

Rear facing, double glazed bay window, laminate floor

En Suite

White suite comprising low level wc and wash hand basin set on a vanity unit, shower cubicle, extractor

Kitchen / Breakfasting Room

9'4" x 16'9"

The kitchen has a range of floor and wall units, double glazed window,

breakfast bar, two electric ovens, electric hob, stainless steel sink and drainer with mixer tap

WC

Low level wc, wash hand basin

Utility

9'2" x 6'1"

Plumbed for washing machine and dryer, door to the yard, wall mounted gas central heating boiler, stainless steel sink and drainer

First Floor

Landing

Bathroom

White suite comprising low level wc pedestal wash hand basin with mixer tile splashback, double glazed window, bath with shower over, extractor, loft access

Room B

9'5" x 11'11"

Rear facing, double glazed window, radiator, laminate floor

Room C

14'11" max x 13'3" max

Rear facing, double glazed window, radiator, laminate floor

Room D

16'9" x 12'6"

Front facing, double glazed bay window, radiator, laminate floor

Office

Front facing, double glazed window, radiator, laminate floor

Second Floor

Landing

Bathroom

White suite comprising low level wc, wash hand basin with mixer tap, Velux style window, bath with electric shower over

Room E

13'6" x 14'4"

Rear facing, double glazed window, radiator, laminate floor

Room F

13'3" x 12'7"

Front facing, radiator, laminate floor, ornate feature fireplace

External

Externally there is a front forecourt and a rear yard

### FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

### MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

# M I C H A E L   H O D G S O N

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

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0191 5657000

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

