



MICHAEL HODGSON

estate agents & chartered surveyors



MILBURN STREET, SUNDERLAND
£70,000

INVESTMENT SALE - SOLD WITH TENANT IN SITU - We welcome to the market this neatly presented 1 bedroomed cottage situated on Milburn Street in Millfield that is currently let at a monthly rental of £450 per month, £5400 per annum. The property briefly comprises of: Entrance Hall, Living Room, Bathroom, Kitchen and a Bedroom. Externally there is a rear yard. Milburn Street is situated just off Hylton Road and provides a superb location for easy access to Sunderland City Centre, shops, amenities, Sunderland Hospital and University in addition to Hylton Road Metro Station, Viewing is highly recommended to fully appreciate this excellent location and investment opportunity.

Investment Sale

1 Bedroom

Kitchen

Sold with tenant in situ

Cottage

Living Room

Passing Rent £450 per month

EPC Rating: D



MILBURN STREET , SUNDERLAND

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TENANCY DETAILS

It has been advised that the property is currently tenanted at a rental of £450 per month. The tenancy details are available upon request

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

THE PROPERTY IS BEING SOLD WITH THE TENANT IN SITU

Entrance Hall

Radiator, laminate floor, loft access

Bedroom

14'2" x 10'5"

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

Living Room

13'6" x 14'9"

The Living Room has a double glazed window to the rear elevation, laminate floor, feature fireplace with gas fire, radiator

Kitchen

6'5" x 10'7"

The Kitchen has a comprehensive range of floor and wall units, plumbed for washing machine, space for free standing cooker, stainless steel sink and drainer, radiator, double glazed window

Rear Passage

Storage cupboard, door to rear yard

Bathroom

White suite comprising low level wc, pedestal wash basin, bath with rainfall style shower head over and tile surround, radiator, double glazed window

Externally

Externally there is a rear yard.

COUNCIL TAX

The Council Tax Band is Band A

TENURE

M I C H A E L H O D G S O N

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