



MICHAEL HODGSON

estate agents & chartered surveyors

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ARGYLE STREET, SUNDERLAND £300,000

FULLY LET INVESTMENT ON ARGYLE STREET, SUNDERLAND - PRODUCING £2490 PER MONTH - £29,880 PER ANNUM This substantial 3 storey end terrace property is situated on the corner of Argyle Street and Worcester Terrace on the fringe of Sunderland City Centre providing convenient access to shops, bars, restaurants, cafes and amenities, University and Royal Hospital as well as excellent transport links via Sunderland Bus & Metro Interchange. The property provides 4no self contained flats that are fully let offering an excellent rental income. Full details relating to the rents are available upon request.

INVESTMENT SALE

SELF CONTAINED

PRODUCING £2490 PER
MONTH

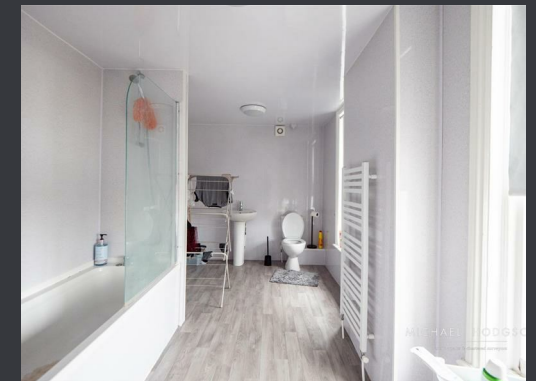
VIEWING ADVISED

4NO FLATS

FULL LET

PRODUCING £29,880 PER
ANNUM

EPC RATINGS: Flat 1: E Flat 2:
C Flat 3: D Flat 4: D



ARGYLE STREET , SUNDERLAND
£300,000

TENANCY DETAILS

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

- FLAT 1: £750 per month
- FLAT 2: £650 per month
- FLAT 3: £600 per month
- FLAT 4: £625 per month

Totals: £2490 per month, £ 29,880 per month

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
Leading to all flats

Flat 1

Inner hall
Leading to living room/ kitchen

Living Room/ Kitchen
17'11" to bay x 16'5" max
Bay window to the front elevation, and a window to the side elevation, double radiator, kitchen point with a range of floor and wall units, tiled splashback, wall mounted gas central heating boiler, stainless steel sink and drainer with mixer tap, electric oven, gas hob with extractor over, plumbed for washer.

Bedroom
12'11" max x 10'5" max
Double radiator.

Shower Room
White suite comprising of a low level WC, pedestal basin with mixer tap and tiled splashback, radiator, extractor, shower cubicle.

Flat 2
Living / Kitchen area - 2.5m x 6.2m
Bathroom - 2.6m x 0.9m
WC -1.1m x 0.9m

Flat 3

Living Room
13'2" x 13'10"
Radiator

Inner Hall
Leading to the living Room

Kitchen
9'7" x 8'0"
Range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, gas hob with extractor over, double radiator, cupboard with wall mounted gas central heating boiler.

Bedroom
14'9" x 10'1"
Radiator

Flat 4

Bathroom
Low level WC, pedestal basin with mixer tap, towel radiator, bath with shower over.

Living room
15'5" x 6'8"
T fall roof in part, velux style window, radiator.

Kitchen
7'3" x 6'8"
Range of floor and wall units, electric oven, gas hob with velux style window, stainless steel sink and mixer tap.

COUNCIL TAX
The Council Tax Band is Band:

Ground Floor Front Flat : A
Ground Floor Rear Flat : A
Middle Floor Flat: A
Top Floor Flat: A

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

EPC
EPC Rating:

Flat 1: E
Flat 2: C
Flat 3: D
Flat 4: D

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

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

