



MICHAEL HODGSON

estate agents & chartered surveyors

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EDEN HOUSE ROAD, SUNDERLAND

£125,000

INVESTMENT SALE - PART LET - An excellent investment opportunity comprising of a two storey double fronted property providing two self contained 1 bed flats situated on Eden House Road just off Durham Road in Eden Vale. Eden Vale offers a convenient location providing easy access to Sunderland City Centre, University, Metro Station, excellent transport links as well as the city centre, shops and amenities. The property comprises of a ground floor and a first floor 1 bed flat, both of which have their own entrance and briefly comprises of the following: Ground Floor - Entrance Hall, Living Room, Bedroom, Kitchen, Bathroom. First Floor - Landing, Living Room, Kitchen, Bathroom and a Bedroom. Externally there is a front forecourt and a shared rear yard. The ground floor flat is currently let at a monthly rental of £600 per month. The first floor is currently vacant, further rental details are available upon request. Viewing is essential to appreciate the investment and potential on offer.

Two Self Contained Flats

2 x One Bedroom Flats

Investment Opportunity

Viewing Advised

1 no Flat Vacant

1 no Flat Let at £600 per month

Details Upon Request

EPC Ratings: C & C

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TENANCY DETAILS

GROUND FLOOR - CURRENTLY LET ON AN ASSURED SHORTHOLD TENANCY AT A MONTHLY RENTAL OF £600 PER MONTH, £7200 PER ANNUM. FURTHER DETAILS UPON REQUEST.

FIRST FLOOR - CURRENTLY VACANT

35 EDEN HOUSE ROAD
Ground floor Flat

ENTRANCE HALL

Radiator, storage cupboard, laminate flooring

LIVING ROOM

14'4"3'7" to bay x 12'10"

Double glazed bay window, radiator, laminate flooring

KITCHEN

6'10" x 7'10"

The kitchen is fitted with a range of floor and wall units, tiled splashback, stainless steel sink and drainer, tiled floor, space for cooker and fridge/freezer, radiator

REAR PASSAGE

Door to yard, storage cupboard with plumbing for washing machine

BATHROOM

white suite comprising low level wc, pedestal wash basin, bath with shower and over, tiled surround, part tiled walls, double glazed window, double radiator.

Storage cupboard housing wall mounted gas central heating boiler in small passageway.

BEDROOM

13'9" to bay x 14'4"

Double glazed bay window, double radiator, laminate flooring, ornate fireplace

37 EDEN HOUSE ROAD

First Floor Flat - THE FIRST FLOOR FLAT IS CURRENTLY VACANT

LANDING

Double glazed window, radiator, storage cupboard

BEDROOM

13'10" to bay x 13'4"

Double glazed bay window, double radiator, 2 fitted storage / wardrobes with storage cupboards above

LIVING ROOM

13'1" x 14'7" to bay

Double glazed bay window, double radiator

BATHROOM

white suite comprising low level wc, pedestal wash basin, bath with shower attachment and over, double glazed window, part tiled walls, radiator.

Storage cupboard with wall mounted gas central heating boiler and plumbed for washing machine in small passageway plumbed for washing machine

KITCHEN

8'4" x 7'10"

The kitchen is fitted with a range of floor and wall units, tiled splashbacks, stainless steel sink and drainer, space for cooker, double glazed window, double radiator, door with stairs down to rear yard

EXTERNAL

Externally there is a shared rear yard.

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

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