



MICHAEL HODGSON

estate agents & chartered surveyors

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ANGLESEY ROAD, SUNDERLAND

£75,000

INVESTMENT SALE - SOLD WITH TENANT IN SITU - THE TENANT CURRENTLY PAYS A MONTHLY RENTAL OF £475 PER MONTH, £5700 PER ANNUM. This 2 bed semi detached house is situated on Anglesey Road in Farringdon which offers an ideal location benefiting from easy access to the A19, Doxford International Business Park, Nissan in addition to local shops, schools and amenities. The property briefly comprises of: Entrance Vestibule, Living Room, Kitchen and to the First Floor, Landing, 2 Bedrooms and a Bathroom. Externally there is a front and rear garden. Viewing is advised.

EPC Rating : D

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TENANCY DETAILS / RENT

The property is being sold with the tenant in situ - the tenant currently pays £475 per month, £5700 per annum. Further details upon request.

The Council Tax Band is Band A.

Entrance Vestibule

Stairs to the first floor, radiator.

Living Room

13'3" x 11'3"

Double radiator.

Kitchen

14'7" max x 10'2" max

Range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, electric hob, radiator, cupboard with wall mounted gas central heating boiler.

First Floor

Landing.

Bathroom

Low level WC, pedestal basin, radiator.

Bedroom 1

10'5" x 12'5"

Front facing, radiator.

Bedroom 2

8'9" x 8'1"

Rear facing, radiator.

Externally

Externally there is a front and rear garden.

TENURE

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

COUNCIL TAX

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

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