









A rare and exciting investment opportunity to purchase this beautiful Victorian Semi Detached property which has been converted into a pair of self contained flats generating a rental income of £12,120 per annum.

Both flats are to be sold as one with sitting tenants on an AST (assured shorthold tenancy), with the the ground floor two bedroom flat currently generating £460pcm and the first floor two bedroom apartment generating £550pcm.

The ground floor apartment comprises reception hall, living room, kitchen, two bedrooms and a bathroom whilst the first floor apartment has a landing, living room, kitchen, two bedrooms and a bathroom. Benefiting from gas central heating and UPVC double glazing, both apartments share beautiful gardens to the front with attractive lawns and mature borders.

Occupying a popular position within easy walking distance of a superb range of amenities including shops, Metro stations and also within walking distance of the Sea Front; this exciting investment opportunity to sure to command a huge level of interest therefore immediate internal inspection is highly recommended as a quick sale is anticipated!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Communal door into entrance.

Entrance Lobby

Providing access to Flat 1 and with stairs leading up to Flat 2.

Living Room 13'3" x 12'7" into alcoves



Bay window to front and double glazed window to side, fireplace with electric fire and radiator.

Kitchen 7'10" x 4'3"



Wall and floor cupboards with work surfaces over incorporating stainless steel single bowl unit, integrated gas oven and hob, space for fridge freezer and washing machine, part tiled walls, window to rear and door to courtyard.

Bedroom 1 18'11" x 14'4"



Window to front, fitted wardrobes and two radiators.

Dining Room/Bedroom 2 8'3" x 13'11"



Window to rear.

Bathroom

Low level WC, washbasin and shower cubicle, part tiled walls and radiator.

First Floor Landing

Serving

Living Room 12'8" x 13'3"

Electric fire with feature surround, marble insert and hearth, double glazed windows to twin aspects and front and side, single radiator.

Bedroom 1 (Front Facing) 14'4" x 18'5" (maximum dimensions)

Windows to twin aspects to front and side, double radiator.

Bedroom 2 (Rear Facing) 14'2" x 10'2"

Window to rear elevation, built in cupboard and a single radiator.

Kitchen 7'10" x 8'0"

Wall and floor cupboards with granite coloured working surfaces incorporating a single drainer circular bowl stainless steel sink unit plus mixer taps, gas hob with a built under electric oven, overhead extractor hood, space for fridge/freezer, double radiator, laminate flooring, window to rear elevation.

Bathroom



Low-level WC with concealed cistern, wash basin vanity unit, bath with an overhead shower and glass screen - white suite with UPVC lined walls, single radiator, vinyl flooring and wall mounted extractor unit.

Outside



Beautifully presented gardens to the front with attractive lawns and established borders, whilst to the rear a courtyard.

Council Tax Band

The Council Tax Band is Band A.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Tenure Freehold

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

Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other

details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

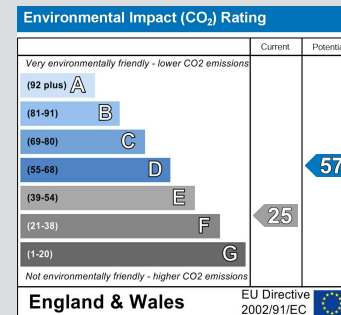
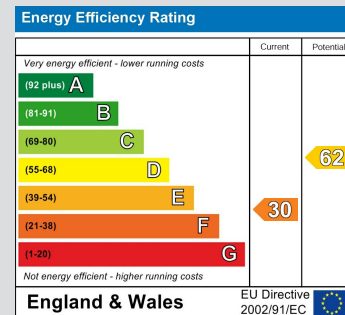
Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit www.peterheron.co.uk or call 0191 510 3323

