



MICHAEL HODGSON

estate agents & chartered surveyors



ARGYLE STREET, SUNDERLAND £255,000

This substantial 3 storey mid terrace property is situated on Argyle Street 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 4 no self contained flats/ bedsits. The property represents an excellent investment / development opportunity and should be viewed to be fully appreciated.

EPC Rating: E



ARGYLE STREET , SUNDERLAND
£255,000

Communal Entrance Hall
Leading to the flats

Flat 1

Living Room/Kitchen
18'4" to bay x 17'6"
Radiator, The kitchen has a range of of floor and wall units, stainless steel sink and drainer , electric oven, electric hob.

Bedroom
14'0" x 9'7"
Radiator.

Bathroom
Low level WC, pedestal basin, bath, radiator.

Flat 2

Living Room/Bedroom
13'4" x 11'6"
Opening to access to the shower.

Kitchen
7'1" x 6'0"
Floor and wall units, stainless steel sink and drainer with mixer tap.

WC
Low level WC, pedestal basin.

Flat 3
Hallway leading to the living room

Living Room
15'5" max x 15'5" max
Front facing, radiator.

Bedroom 1
10'11" x 11'5"
Front facing, radiator.

Bedroom 2
14'8" x 8'9"
Rear facing, radiator.

Kitchen
5'4" x 10'2"
Floor and and wall units, stainless steels ink and drainer, electric oven, electric hob, radiator.

Bath
Pedestal basin, low level WC, bath, radiator.

Flat 4
Stairs to the upper floor.

Bathroom
Bath, low level WC, pedestal basin.

Bedroom 1
11'6" x 12'0"
Radiator.

Kitchen
7'3" x 11'6"
Floor and wall units, stainless steel sink and drainer, electric oven, electric hob, radiator, velux style window, t fall roof in part.

Living Room
12'0" x 12'3"
Radiator.

Bedroom 2
13'10" x 8'7"
Radiator.

Externally
Externally there is a front forecourt and a rear yard.

COUNCIL TAX
The Council Tax Band is Band A.

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

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

estate agents & chartered surveyors

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