



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



TATHAM STREET, SUNDERLAND

Offers Over £600,000

19 BED HMO FOR SALE - An imposing Grade II listed building situated on Tatham Street close to the city centre of Sunderland offering huge rental investment potential. The property is arranged over 4 floors and provides some 19 bedrooms, Office, Dining Room, 2 Bathrooms, Shower Room and Kitchen facilities. The property was formerly used as a board and lodgings establishment and would readily let as an HMO or convert to a number of other uses, subject to planning. Externally there is a front forecourt and a rear yard which provides ample secure car parking. Viewing of this exciting investment or development is highly recommended to fully appreciate the opportunity on offer.

HMO SALE

4 Floors

Excellent Location

Viewing Essential

Grade II Listed Building

19 Bedrooms

Close to City Centre

EPC Rating: D

TATHAM STREET, SUNDERLAND

Offers Over £600,000

CURRENT RENTAL

A number of the rooms are currently let and rental information is available upon request.

ENTRANCE HALL

OFFICE

DINING ROOM

KITCHEN

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

BEDROOM 11

BATHROOM

WC

FIRST FLOOR

BEDROOM 5

BEDROOM 6

BEDROOM 7

BEDROOM 8

BEDROOM 10

BATHROOM

SECOND FLOOR

BEDROOM 12

BEDROOM 12a

BEDROOM 14

BEDROOM 15

KITCHEN

WC

SHOWER ROOM

BASEMENT

STRORAGE ROOM

15'7" x 36'2"

BEDROOM 16

BEDROOM 17

BEDROOM 18

BEDROOM 19

BEDROOM 20

SHOWER ROOM

EXTERNALLY

Externally there is a front forecourt and a rear yard which provides ample secure car parking.

FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation.

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home is at risk if you do not keep up payments on a loan secured on it.

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. 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. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. 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. 10. 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.

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

0191 5657000

www.michaelhodgson.co.uk

