



MICHAEL HODGSON

estate agents & chartered surveyors



ARGYLE SQUARE, SUNDERLAND

£255,000

The property is located on Argyle Square and comprises of an end terraced property split into 5 self contained flats / bed sits. Argyle Square offers a convenient location for easy access to Sunderland City Centre, local shops, amenities and good transport links. Internally the property briefly comprises of: Flat 1, Flat 2, Flat 3, Flat 4, Flat 5. Externally there is a front forecourt and rear yard. The property represents an excellent opportunity and must be viewed to be fully appreciated.

EPC Rating:E



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Entrance Hall
Communal hall leading to 5 flats

Flat 1
Stairs up to the upper flat, landing

Bathroom
Low level WC, pedestal basin, bath with electric shower over, wall mounted gas central heating boiler.

Kitchen
11'2" x 8'3"
Floor units, stainless steel sink and drainer, t fall roof in part.

Living Room
13'7" max x 14'1" max
T fall roof in part, radiator,

Bedroom
15'7" x 12'0"
t fall roof in part, radiator.

Flat 2

Entrance Hall
Leading to bedroom 1

Bedroom 1
10'2" x 8'0"
Radiator.

Living Room
14'5" x 15'5"
Radiator.

Bathroom
Low level WC, pedestal basin, bath with electric shower over.

Bedroom 2
15'1" max x 11'3" max
Radiator.

Kitchen
11'1" x 5'1"
Floor and wall units, stainless steel sink and drainer with mixer tap, wall mounted gas central heating boiler, electric oven, electric hob.

Flat 3

Living Room/Bedroom
12'0" x 18'9"
Radiator.

Kitchen
7'3" x 8'2"
Floor and wall units, electric oven, electric hob, stainless steel sink and drainer with mixer tap.

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

Flat 4

Entrance Hall

Living Room/Kitchen
17'1" max x 15'6" max
Radiator, the kitchen has a range of floor and wall units, stainless steel sink.

Bedroom
Radiator.

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

Flat 5

Living Room
18'11" x 13'10"
Radiator, opening to bedroom area

Bedroom Area
7'10" x 7'10"
Radiator.

Kitchen
8'2" x 13'0"
Floor and wall units, stainless steel sink and drainer with mixer tap, door to the yard, electric oven, electric hob, radiator,

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

Externally
Externally there is a front forecourt and 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

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