



MICHAEL HODGSON

estate agents & chartered surveyors

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## ARGYLE SQUARE, SUNDERLAND £290,000

INVESTMENT SALE - 4 SELF CONTAINED FLATS PRODUCING - £32,100 PER ANNUM - The property is located on Argyle Square and comprises of a mid terraced property split into 4 self contained flats. 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. Externally there is a front forecourt and a rear yard. Full details in relation to the tenancy details and rents are available upon request.

INVESTMENT SALE  
4NO SELF CONTAINED FLATS  
CURRENT RENTAL £2675 PER  
MONTH  
EXCELLENT INVESTMENT

FULLY LET  
VIEWING ADVISED  
PRODUCING £32,100 PER  
ANNUM  
EPC Ratings: Flat 1: D Flat 2: D Flat  
3: C Flat 4: D



ARGYLE SQUARE, SUNDERLAND

£290,000

TENANCY DETAILS

It has been advised that the following rents are payable for the property.

- FLAT 1: £650 per month
- FLAT 2: £575 per month
- FLAT 3: £725 per month
- FLAT:4 £725 per month

TOTAL PER MONTH - £2675 PER MONTH - £32,100 PER ANNUM

Full details in relation to the tenancy details are available upon request, the rents were advised by the landlord and correct at the time of listing. Prospective purchasers should make their own investigations in this regard as the rent can sometimes change.

Communal Entrance Hall  
Cupboard with gas central heating boiler.

Flat 1

Inner Hall  
Leading to the kitchen/living room

Living Room/Kitchen  
13'11"ax x16'6" max  
Open plan kitchen/Living room, radiator, the kitchen has a range of floor and wall units, tiled splashback, electric oven, electric hob with extractor over, stainless steel sink and drainer.

Bedroom  
8'0" x 17'2"  
Rear facing, radiator.

Bathroom  
White suite comprising of a low level WC, pedestal basin, bath with mixer tap, radiator, extractor.

Flat 2

Living Room/Bedroom  
14'6" x 8'6"  
Open plan, radiator, double glazed window.

Kitchen  
10'7" x 7'9"  
Range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, electric over, electric hob with extractor, radiator, double glazed window.

Shower Room  
Low level WC, wash hand basin, shower cubicle.

Flat 3

Inner Hall  
Leading to the bedroom

Bedroom  
8'0" x 14'3"  
Rear facing, wall mounted gas central heating boiler.

Bedroom  
14'7" x 7'7"  
Front facing, radiator.

Living Room/Kitchen  
13'7" max x 14'0" max  
Open plan living room/kitchen the kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap.

Bathroom  
Suite comprising of a low level WC, pedestal basin, bath with mixer tap and shower over, chrome towel radiator, extractor.

Inner Hall  
Leading to the shower room

Flat 4

Shower Room  
White suite comprising of a low level WC, pedestal basin, shower.

Bedroom  
Front facing, radiator

Kitchen/Living Room  
Open plan kitchen/living room, range of floor and wall units.

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

COUNCIL TAX  
The Council Tax Band is Band:

- Flat 1: A
- Flat 2: A
- Flat 3: A
- Flat 4: A

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

EPC  
EPC Rating:

- Flat 1: D
- Flat 2: D
- Flat 3: C
- Flat 4: D

# M I C H A E L   H O D G S O N

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

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

