



MICHAEL HODGSON

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ARGYLE SQUARE, SUNDERLAND £210,000

INVESTMENT SALE - 3 SELF CONTAINED FLATS PRODUCING - PART LET - - The property is located on Argyle Square and comprises of a mid terraced property split into 3 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. 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

PART LET

RENT UPON REQUEST

EXCELLENT INVESTMENT

3 NO SELF CONTAINED
FLATS

CLOSE TO CITY CENTRE

VIEWING ADVISED

EPC Ratings: Flat 1: D Flat 2: C
Flat 3: D



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TENANCY DETAILS

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

Flat 1 - £675 pm

Flat 2 - Available to let at £700 unfurnished

Flat 3 - £750 pm

Total: £2125 oer month, £25,500 per annum when fully let

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

Leading to flat 1

Flat 1

Inner Hall

Wall mounted gas central heated boiler, door to the yard.

Living Room

15'9"ax x20'1" max

Radiator, rear facing.

Bedroom

Front facing, radiator.

Kitchen

7'10" x 9'4"

Range of floor and wall units, stainless steel sink and drainer with mixer tap, space for a freestanding cover, double glazed window, radiator.

Bathroom

Flat 2

Inner Hall

Radiator.

Living Room/kitchen

16'9" max x 14'2" max

Open plan living room/kitchen range of floor and wall units, tiled splashback, electric oven, gas hob, stainless steel sink drainer with mixer tap.

Bedroom

10'2" x 6'7"

Front facing, radiator.

Bedroom

Rear facing, radiator, double glazed window.

Bathroom

Suite comprising of a low level WC, pedestal basin, bath with shower over.

Flat 3

Inner Hall

2 Storage cupboards

Bathroom

White suite comprising of a low level WC, pedestal basin, double gazed window, radiator.

Living Room

16'2" x 14'5"

Double radiator, rear facing, t fall roof in part.

Bedroom

5'6" x 14'9"

First floor, radiator.

Kitchen

11'2" x 7'8"

Range of floor and wall units, tiled splashback, stainless steel sink and mixer tap, electric oven, gas hob with extractor over, electric oven, double glazed window, radiator,

Bedroom

10'2" x 8'0"

Front facing, radiator.

Externally

Externally there is a front forecourt and rear yard.

COUNCIL TAX

The Council Tax Band is Band:

Flat 1: A

Flat 2: A

Flat 3: 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: C

Flat 3: TBC

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

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