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estate agents & chartered surveyors

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## CRESSWELL TERRACE, SUNDERLAND Offers In The Region Of £180,000

FOR SALE BY AUCTION - GUIDE PRICE £180,000+ FULLY LET INVESTMENT ON CRESSWELL TERRACE, SUNDERLAND - PRODUCING £1950 PER MONTH - £23,400 PER ANNUM This substantial 3 storey mid terrace property is situated on Cresswell Terrace on the fringe of Sunderland City Centre providing convenient access to shops, bars, restaurants, cafes and amenities as well as excellent transport links via Sunderland Bus & Metro Interchange, University and Royal Hospital. The property provides 3no self contained flats that are fully let offering an excellent rental income. full details relating to the rents are available upon request.

INVESTMENT SALE

CLOSE TO CITY CENTRE  
PRODUCING £23,400 PER  
ANNUM

VIEWING ADVISED

3NO SELF CONTAINED FLATS  
PRODUCING £1950 PER MONTH  
FULLY LET

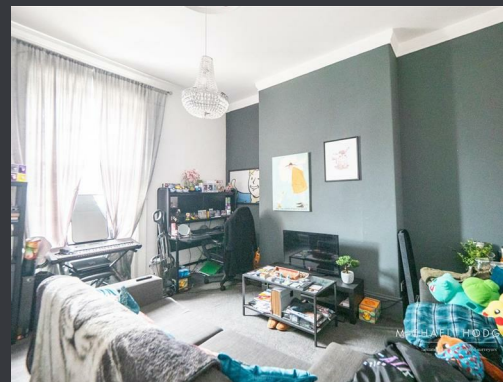
EPC RATINGS: Flat 1: D Flat 2: C  
Flat 3: TBC



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## CRESSWELL TERRACE, SUNDERLAND

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### TENANCY DETAILS

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

FLAT 1: £675 per month

FLAT 2: £650 per month

FLAT 3: £625 per month

Total £1950 per month - £23,400 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

Leading to flat 1

Living Room

17'5" max x x 15'4'3" max

Radiator.

Bedroom

Rear facing, radiator.

Kitchen

9'2" x 9'4"

Range of floor and wall units, double glazed window, stainless steel sink and drainer with mixer tap, wall mounted gas central heating boiler.

Shower Room

Low level WC, wash hand basin, shower cubicle.

Flat 2

Living Room

13'9" x 13'4"

Front facing, radiator.

Bedroom

6'10" x 10'4"

Front facing, radiator.

Kitchen

13'10" x 10'4"

Floor and wall units, wall mounted gas central heating boiler, electric oven, gas hob with extractor over, double glazed window, storage cupboard, stainless steel sink and drainer.

Bathroom

Suite comprising of a low level WC, pedestal basin, bath with mixer tap and a shower over, radiator, double glazed window.

Flat 3

Bedroom

12'2" max x 14'0" max

Rear facing, radiator, double glazed window.

Bathroom

Low level WC, pedestal basin, bath with mixer tap and shower attachment, radiator, double glazed window.

Living Room

10'3" x 13'5"

Double glazed window, radiator.

Kitchen

8'4" max x 10'4" max

Range of floor and wall units, stainless steel sink and drainer, wall mounted gas central heating boiler.

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

Under EPC remove 'Ground Floor Flat: C'. Flat 1 is G Floor and is D Flat 3 has no EPC but we can arrange?

EPC

EPC Rating:

Flat 1: D

Flat 2: C

Flat 3: TBC

### 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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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.

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