



MICHAEL HODGSON

estate agents & chartered surveyors



## ROKER AVENUE, SUNDERLAND

### £165,000

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INVESTMENT FOR SALE - 6 BED HMO - The property comprises of a 6 bed HMO set within one property on Roker Avenue. The property is let and produces a monthly rental of £1794.91, £21,538.92 per annum. The purchase price represents a 13% yield on investment. Internally the accommodation briefly comprises of: Entrance Hall, Room 1, Room 2, Kitchen, WC, Shower Room, First Floor, Room 3, Shower Room, Room 4, Room 5, Kitchen, Second Floor, Landing, Room 6. Externally there is a front forecourt and a rear yard accessed via a garage. The property is located on Roker Avenue offering convenient access to shops, amenities in addition to access to Sunderland City Centre and Sunderland University's St Peters Campus. Full details in relation to the tenancies are available upon request.

Investment

HMO

6 Bedrooms

2 x Kitchens

2 x Shower Rooms

Fully Let

Producing £21,538.92 per annum

EPC Rating: E

ROKER AVENUE, SUNDERLAND  
£165,000

TENANCY DETAILS / RENTS

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

- Room 1 - £275.90 pcm
- Room 2 - £275.16 pcm
- Room 3 - £275.92 pcm
- Room 4 - £352.00 pcm
- Room 5 - £232.00 pcm
- Room 6 - £383.93 pcm

Total per month = £1794.91

Total Income Annually = £21,538.92

Full details in relation to the tenancy details are available upon request.

Entrance Hall  
Wall mounted electric panel heater, storage cupboard.

Room 1  
16'9" to bay x 15'1" max  
Front facing double glazed bay to the front elevation, wash hand basin with tiled splashback, wall mounted electric panel heater.

Room 2  
13'3" x 13'1"  
Rear facing, double glazed window, Wall mounted electric panel heater, wash hand basin with tiled surround

Kitchen  
11'8" x 10'5"  
Range of floor and wall units, stainless steel sink and drainer, free standing cooker, double glazed window

Separate WC  
Low level wc, wash hand basin with tiled splash back

Shower Room  
Low level wc, wash hand basin with tiled splash back, double glazed window, shower with tiled splash back

First Floor  
Landing

Room 3  
9'11" x 11'6"

Shower Room  
Low level wc, wash hand basin with tiled splash back, double glazed window, shower with tiled splash back

Room 4  
13'8" x 13'6"  
Rear facing, wash hand basin with tiled splash back, wall mounted electric panel heated, double glazed window

Room 5  
16'7" x 13'3"  
Front facing, double glazed bay window, wall mounted electric panel heater, wash hand basin with tiled splash back

Kitchen  
9'9" x 6'7"  
Range of floor and wall units, freestanding cooker, double glazed window

Second Floor  
Landing, velux style window

Room 6 / Studio

Kitchen / Living Room  
19'3" x 14'3"  
Night storage heater, T fall roof in part, range of floor and wall units, stainless steel sink and drainer, velux style window

Bedroom  
12'0" x 14'1"  
Double glazed window, wash hand basin with tiled splash back

Externally  
Externally there is a front forecourt and a rear yard accessed via a garage

Garage  
Single garage accessed via an up and over garage door.

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 may be repossessed if you do not keep up repayments on your mortgage.

# M I C H A E L   H O D G S O N

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