



MICHAEL HODGSON

estate agents & chartered surveyors

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SOMERSET STREET, SUNDERLAND

£69,950

INVESTMENT SALE - TO BE SOLD WITH TENANT IN SITU -
CURRENT RENTAL £603.00 PER MONTH - £7,236 PER ANNUM - This
3 bedroom mid terraced house is situated on Somerset Street In
Silksworth located close to local schools shops and amenities and road
links to Sunderland City Centre. The property itself briefly comprises of
Entrance hall, Living room, Dining room, Kitchen, Bathroom and tot he
First Floor 3 Bedrooms. Externally there is a front lawned garden and rear
yard. Viewing is recommended.

Investment

3 Bedrooms

Dining Room

Must Be Viewed

Terraced House

Living Room

£603.00 PCM

EPC Rating C

SOMERSET STREET, SUNDERLAND

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Entrance Hall

Radiator, storage cupboard.

Living Room

12'9" 6'6" x 13'8" max

Double glazed window, radiator,

Dining Room

12'8" max x 14'4" max

Double glazed window, stairs to the first floor, radiator, opening to the kitchen.

Kitchen

14'10" x 8'3"

The kitchen has a range of floor and wall units, gas hob with extractor over, integrated oven, door to the rear, double glazed window, wall mounted gas central heating boiler.

Bathroom

Low level WC, pedestal basin, double glazed window.

First Floor

Landing, loft access.

Bedroom

13'1" x 14'1"

Double glazed window.

Bedroom

8'6" max x 13'3" max

Double glazed window, radiator.

Bedroom

8'10" x 10'1"

Externally

Externally there is a front lawned garden 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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