



AZALEA TERRACE NORTH

P  
Permit holders  
parking only  
past this point  
Mon - Sat  
9 - 10 am  
2 - 3 pm

MICHAEL HODGSON

estate agents & chartered surveyors

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## AZALEA TERRACE NORTH, SUNDERLAND

Offers Around £327,500

An exciting opportunity to purchase an end terraced property comprising of 5 no self contained flats offering a unique investment opportunity. The building is now let with 5 flats. The property is arranged over 3 floors providing 5no self contained flats. Currently producing £3275 PER MONTH / £39,300 PER ANNUM. Azalea Terrace North is situated on the fringe of the city centre and offers excellent access to transport links, shops and amenities with Sunderland City Centre only a short walk / car journey. Viewing of this exciting project and investment property is highly recommended to appreciate the location and potential on offer.

INVESTMENT SALE

5 FLATS LET

VIEWING ADVISED

5NO SELF CONTAINED FLATS

CURRENTLY PRODUCING £3227  
PER MONTH - £39,300 PER  
ANNUM

LET INVESTMENT

EPC Ratings: Flat 1: D Flat 2: D Flat  
3: D Flat 5: C



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## TENANCY DETAILS

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

FLAT 1: £625 per month

FLAT 2: £625 per month

FLAT 3: £600 per month

FLAT 4: £750 per month

FLAT 5: £675 per month

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.

Entrance Hall

Leading to flat 1

Flat 1

Living Room/Bedroom/Kitchen

18'0" max x 18'8" max

Open plan kitchen/bedroom with wall mounted gas central heating boiler, radiator, the kitchen point has a range of floor and wall units, stainless steel sink and mixer tap, electric oven, gas hob with extractor over.

Shower Room

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

Flat 2

Kitchen/Living Room/Bedroom

16'1" max x 14'6" max

Studio with kitchen point having a range of floor and wall units, tiled splashback, electric oven, electric hob, cupboard with wall mounted gas central heating boiler, radiator

Shower Room

White suite comprising of a low level WC, pedestal basin, shower cubicle, extractor, chrome towel radiator.

Flat 3

TBC

Living Room/ Bedroom

12'11" 14'8"

Double radiator

Kitchen

7'7" x 8'0"

Range of floor and wall units, tiled splashback, electric oven, electric hob, stainless steel sink and drainer, double glazed window.

Shower Room

Low level WC, pedestal basin, corner shower cubicle, radiator, double glazed window.

Flat 4

CURRENTLY BEING REFURBISHED BY THE VENDOR

Inner Hall

Leading to the bedroom

Bedroom

14'7" max x 10'11" max

Side facing, radiator.

Bathroom

White suite comprising of a low level WC, pedestal basin, bath, radiator.

Kitchen

TBC

Bedroom

12'2" x 7'6"

Front facing, radiator.

Living Room

10'9" x 15'8"

Radiator, window to the front and side elevation.

Flat 5

Bathroom

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

Landing

Cupboard with wall mounted gas central heating boiler.

Living Room/Kitchen

21'4" max x 13'11" max

T fall roof in part, double glazed window, 2 velux style window, radiator, the kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, electric hob.

Bedroom

9'1" x 14'4"

T fall roof in part, velux style window, double radiator.

Externally

Externally there is a front forecourt and rear garden.

## COUNCIL TAX

The Council Tax Band is Band:

Flat 1: A

Flat 2: A

Flat 3: A

Flat 4: A

Flat 5: 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: D

Flat 4: TBC

Flat 5: C

# M I C H A E L   H O D G S O N

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