



MICHAEL HODGSON

estate agents & chartered surveyors





## WORCESTER TERRACE, SUNDERLAND

£189,500

INVESTMENT SALE - An exciting opportunity to acquire a fully let investment situated on Worcester Terrace which is located within walking distance of Sunderland City Centre, Park Lane Bus and Metro Interchange, local shops and amenities and is a sought after residential location within the City. Internally the well presented accommodation briefly comprises of: Entrance Hall, Bedroom 1 with En Suite, Bedroom 2 with En Suite, Kitchen / Breakfast Room and to the First Floor, Landing, Kitchen / Breakfast Room, Bedroom 3 with En Suite and to the Second Floor, landing, 4 the Bedroom with En Suite. Externally The property currently produces, it has been advised, £1,950 per month, £23,400 per annum. Full details in relation to the tenancy agreements are available upon request.

Investment

4 Bedrooms

4 En Suites

2 x Kitchen / Breakfast Room

Viewing Advised

Currently Tenanted

Details Upon Request

EPC Rating: D & D



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## TENANCY DETAILS / RENTS

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

9a Worcester Terrace, Room 1

Rent - £475

9a Worcester Terrace, Room 2

Rent - £475

9b Worcester Terrace, Room 1

Rent - £500

9b Worcester Terrace, Room 2

Rent - £500

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

Tiled floor, storage cupboard, leading to:

Room 1

15'9" x 15'3"

Double glazed bay window, laminate floor, radiator, telephone door entry system

En Suite

White suite comprising low level wc, wash hand basin with mixer tap, chrome towel radiator, shower, tiled walls and floor, extractor

Room 2

13'4" x 10'7"

Rear facing, laminate floor, radiator, telephone door entry system

En Suite

White suite comprising low level wc, wash hand basin with mixer tap, chrome towel radiator, shower, tiled walls and floor, extractor

Kitchen / Breakfast Room

13'3" x 9'5"

Range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, electric hob with extractor over, laminate floor, radiator, door to the rear

First Floor

Landing

Kitchen / Breakfast Room

12'4" x 11'0"

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

Room 3

16'9" x 12'2"

Front facing, double glazed window, radiator, wood stripped floor, wall mounted gas boiler

En Suite

White suite comprising low level wc, wash hand basin with mixer tap, chrome towel radiator, shower, tiled walls and floor, extractor

Second Floor

Landing

Room 4

19'10" x 16'1"

T fall roof in part, two velux style windows, double glazed window , telephone entry system

En Suite

White suite comprising low level wc, wash hand basin with mixer tap set in a vanity unit, tiled floor, bath with shower over, extractor

Externally

Externally there is a front forecourt and a rear yard.

## 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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