



MICHAEL HODGSON

estate agents & chartered surveyors



## HENLEY ROAD, SUNDERLAND

£105,000

INVESTMENT SALE - SOLD WITH TENANT IN SITU - CURRENT RENT £635 PER MONTH - £7,620 PER ANNUM - This 3 bedroomed semi detached house situated within a cul-de-sac location on Henley Road in Nookside which offers a popular and convenient position for local shops, schools and amenities as well as the A19 and Sunderland city centre being within 2 miles. The property briefly comprising of: Entrance Porch, Living Room, Kitchen / Dining Room and to the First Floor there are 3 Bedrooms and a Bathroom. There is a front and side garden with block paved driveway leading to the garage whilst to the rear there is a paved patio area and access to the garage. Viewing is highly recommended to fully appreciate this excellent investment opportunity.

Semi Detached House

3 Bedrooms

Living Room

Kitchen / Dining Room

Investment Sale

Garage & Gardens

Current rent £635 per month

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### TENANCY DETAILS - RENTS

The property is let on an assured shorthand tenancy at a monthly rent of £635 per month, £7,620 per annum. Further details upon request.

#### Entrance Porch

Double glazed window, leading to

#### Living Room

17'8" x 15'8"

The living room has a double glazed bay window, stairs to the first floor, feature fireplace, radiator

#### Kitchen/Diner

9'8" x 17'11"

The kitchen has a range of floor and wall units, tiled splash back, sink and drainer with mixer tap, glass display cabinet, double glazed window and double glazed door to the rear, double radiator, cupboard with wall mounted gas boiler, storage cupboard

#### First Floor

Landing, double glazed window, loft access

#### Bedroom 1

10'5" x 13'5"

Double glazed window, radiator

#### Bedroom 2

10'7" x 10'1"

double glazed window, radiator

#### Bedroom 3

9'11" x 7'0"

Double glazed window, radiator

#### Bathroom

White suite comprising low level wc, pedestal, bath with shower over, double glazed window, radiator

#### Externally

Externally there is a front and side garden with block paved driveway leading to the garage whilst to the rear there is a paved patio area and access to the garage.

#### Garage

Attached single garage accessed via a roller shutter

### 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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