



M I C H A E L   H O D G S O N

estate agents & chartered surveyors



## FULLER ROAD, SUNDERLAND £50,000

INVESTMENT SALE - CURRENTLY TENANTED - TENANCY DETAILS UPON REQUEST - CURRENTLY LET AT £85 PER WEEK - This 2 bedroom end terrace cottage is situated on Fuller Road in Hendon being close to Villetta Road and its many shops and amenities and transport links to Sunderland City Centre. The property itself briefly comprises of Entrance Hall, Living Room, Kitchen, Bathroom and 2 Bedrooms. Externally there is a rear yard. This property must be viewed to appreciate the investment opportunity on offer.

Investment Sale  
2 Bedrooms  
Kitchen / Dining Room  
£85 Per Week

Currently Let  
Living Room  
Tenancy Upon Request  
EPC Rating: - new EPC ordered



## FULLER ROAD, SUNDERLAND

£50,000

---

### TENANCY DETAILS

It has been advised that the property is currently tenanted at a rental of £85 per week, £4420 per annum. The tenancy details are available upon request

Entrance Hall  
Radiator

Living Room  
12'4" x 14'2"

Front facing, Double glazed window, double radiator, storage cupboard

Kitchen / Diner  
11'4" x 12'5"

The kitchen has a range of floor and wall units, wall mounted gas boiler, double glazed window, stainless steel sink and drainer with mixer tap, plumbed for washer and dryer

Rear Passage  
Door to the yard, storage cupboard

Shower Room  
Wet room style shower room having a pedestal basin with tiled splash back, tow double glazed windows, low level wc, shower, radiator

Bedroom 1  
11'9" x 14'2"  
Front facing, double glazed window, radiator

Bedroom 2  
6'9" x 10'7"  
Rear facing, double glazed window, radiator

Externally  
Externally there is 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.

### 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

---

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

---

0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

