



MICHAEL HODGSON

estate agents & chartered surveyors

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## GRANGE CRESCENT, SUNDERLAND

£375,000

LET INVESTMENT ON GRANGE CRESCENT, SUNDERLAND - This large 4 storey 7 bed property is located on Grange Crescent which is within easy reach of Sunderland City Centre, Sunderland Royal Hospital, Sunderland University as well as transport links to the A19. Internally the accommodation is arranged over 4 floors briefly comprising of: GROUND FLOOR, Room 1 with kitchen point and En Suite, Room 2 with En Suite, FIRST FLOOR, Kitchen, Room 5 with En Suite, Room 6 Bedroom / kitchen / living room and En Suite, SECOND FLOOR, Room 7 with Living / Kitchen, Bedroom and Shower Room, BASEMENT Communal Living Room, Kitchen, Room 3 with En Suite, Room 4 with En Suite - Externally there is a front garden and rear yard used via an electric roller shutter providing off street parking for 4 cars Full details relating to the tenancy agreements and rents are available upon request.

Investment Sale

7 Bedrooms

Viewing Advised

7 En Suites

4 Storey Property

Passing Rent £4894.50 per month / £58,734 Per Annum

Tenancy Details Upon Request

EPC Rating: C

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### TENANCY DETAILS / RENTS

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

Room 1: £700.00

Room 2: £750.00

Room 3: £585.00

Room 4: £900.00

Room 5: £866.00

Room 6: £487.50

Room 7: £606.00

The monthly passing rent is £4894.50, £58,734 Per annum

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.

Communal Entrance Hall

Storage Cupboard, access to the rear yard

Basement

Inner Hall

Living Room

15'4" x 13'10"

Shared communal living room

Room 3

10'8" x 9'8"

Front facing, radiator

En Suite

White suite comprising low level WC, wash hand basin, shower cubicle

Room 4

13'10" x 15'3"

Rear facing, radiator, double glazed

En suite

White suite comprising low level WC, wash hand basin, shower cubicle

Kitchen

11'4" x 9'9"

Communal kitchen having a range of floor and wall units, tiled splashback, electric oven, integrated microwave, electric hob, stainless steel sink and drainer with mixer tap, radiator

Ground Floor

Room 2

15'3" x 15'3"

Rear facing, radiator

En Suite

White suite comprising low level WC, pedestal wash hand basin, shower cubicle

Room 1

14'11" max x 19'4" max

Front facing, radiator. The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, integrated fridge

En Suite

White suite comprising low level WC, pedestal wash hand basin, shower cubicle

First Floor

Landing

Kitchen

10'3" max x 5'1"

Communal kitchen has a range of floor and wall units, tiled splashback, electric oven, electric hob with extractor over, stainless steel sink and drainer with mixer tap

Room 5

14'2" x 15'1"

Rear facing, radiator

En Suite

White suite comprising low level WC, pedestal wash hand basin, shower cubicle

Room 6

Bedroom

8'4" x 11'6"

Front facing, radiator

Living Room / Kitchen

16'0" max x 15'3" max

The living room / kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, integrated fridge

En Suite

White suite comprising low level WC, pedestal wash hand basin, shower cubicle

Second Floor

Landing

Room 7

Living Room / Kitchen

20'6" x 15'1"

The living room / kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, integrated fridge, oven, hob and integrated microwave, T-fall roof in part

Shower Room

White suite comprising low level WC, pedestal wash hand basin, shower cubicle

Bedroom

16'0" x 17'0"

Rear facing, t-fall roof in part, radiator, storage cupboard

External

Externally there is a front garden and rear yard used via an electric roller shutter providing off street parking for 4 cars

# M I C H A E L   H O D G S O N

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