



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



FREDERICK STREET, SUNDERLAND £285,000

This 4 storey 7 bed mid terraced property located on Frederick Street in Sunderland City Centre which is considered to be the professional district of the city with many surrounding occupiers including solicitors, estate agents amongst a mix of retailers and cafes / restaurants. Internally the accommodation is arranged over 4 floors briefly comprising of: GROUND FLOOR, Room 1 with En Suite, Room 2 with En Suite, FIRST FLOOR - Room 3 with En Suite, Room 4 with En Suite, Room 5 with En Suite, SECOND FLOOR, Room 6, Room 7, Shower Room, BASEMENT Kitchen / Diner, Room and En Suite. Externally there is parking to the rear for four cars. Full details relating to the tenancy agreements and rents are available upon request.

Investment

7 Bedrooms

5 En Suites

Viewing Advised

Communal Kitchen / Dining
Room

Sunderland City Centre

EPC Rating: D



FREDERICK STREET, SUNDERLAND

£285,000

TENANCY DETAILS / RENTS

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

Room 1: £650.00 pcm (£150 per week)

Room 2: £580.00 pcm

Room 3: £675.00 pcm

Room 4: £520.00 pcm (£120 per week)

Room 5: £520.00 pcm (£120 per week)

Room 6: £475.00 pcm

Room 7: £525.00 pcm

Parking rent - £60 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.

Ground Floor

Communal entrance Hall Providing access to all floors, radiator

Room 1

16'1" x 10'4"

Radiator, telephone door entry system

En Suite

White suite comprising low level wc, pedestal basin with tiled splash back, chrome towel radiator, shower cubicle with tiled splash back, extractor

Room 2

14'6" x 9'6"

rear facing, radiator, telephone door entry phone

En Suite

White suite comprising low level wc, pedestal basin with tiled splash back, chrome towel radiator, shower cubicle with tiled splash back, extractor

Basement

Inner Hall with cupboard

Kitchen / Diner

13'2" x 17'5"

A communal kitchen / diner having a range of floor and wall units, tiled splash back, stainless steel sink and drainer with mixer tap, Range cooker, integrated washing machine, recessed spot lighting

Living Room

12'4" x 12'0"

Communal living room, Double glazed window, radiator

En Suite

White suite comprising low level wc, pedestal basin, shower cubicle

First Floor

landing

Room 3

Rear facing, radiator, telephone door entry system

En Suite

White suite comprising low level wc, pedestal basin with tiled splash back, chrome towel radiator, shower cubicle with tiled splash back, extractor

Room 4

14'11" x 9'11"

Front facing, radiator, telephone door entry system

En Suite

White suite comprising low level wc, pedestal basin with tiled splash back, chrome towel radiator, shower cubicle with tiled splash back, extractor

Room 5

11'5" x 9'1"

Front facing, radiator, telephone door entry system

En Suite

White suite comprising low level wc, pedestal basin with tiled splash back, chrome towel radiator, shower cubicle with tiled splash back, extractor

Second Floor

Landing

Room 6

13'10" x 12'11"

Rear facing, T fall roof in part, velux style window, radiator, telephone door entry phone, two double glazed windows

Room 7

16'0" x 15'5"

Front facing, radiator, T fall roof in part, velux style window, telephone door entry system

Shower Room

White suite comprising low level wc, pedestal basin with tiled splash back, chrome towel radiator, shower cubicle with tiled splash back, extractor

Externally

Externally there is parking to the rear for four cars

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

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

