



MICHAEL HODGSON

estate agents & chartered surveyors

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## FREDERICK STREET, SUNDERLAND £285,000

7 BED INVESTMENT FOR SALE ON FREDERICK STREET IN SUNDERLAND CITY CENTRE - 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, Living Room and En Suite. Externally there is parking to the rear for four cars. The property is currently fully let, it has been advised, at a monthly rental of £3,639. 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

Current Monthly Rental  
£3,639

Rental Per Annum £43,668

EPC Rating: D



## FREDERICK STREET, SUNDERLAND

£285,000

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### TENANCY DETAILS / RENTS

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

Room 1: £540.00 pcm

Room 2: £550.00 pcm

Room 3: £675.00 pcm

Room 4: £455.00 pcm

Room 5: £433.00 pcm

Room 6: £450.00 pcm

Room 7: £476.00 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

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