



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



MICHAEL HODGSC
estate agents & chartered surveyors

POWIS ROAD, SUNDERLAND £119,950

INVESTMENT SALE - SOLD WITH TENANT IN SITU - THE PROPERTY IS CURRENTLY LET ON AN ASSURED SHORTHOLD TENANCY AS A MONTHLY RENTAL OF £600 PER MONTH, £7,200 PER ANNUM - TENANCY DETAILS UPON REQUEST - This 3 bed semi detached house is situated on Powis Road in Plains Farm that must be viewed to be fully appreciated being located in a popular and convenient location providing easy access to shops, schools and amenities as well as good transport links via Durham Road. The property briefly comprises of: Entrance Vestibule, Living Room, Kitchen / Dining Room, WC and to first floor, 3 Bedrooms and a Bathroom. Externally there is a front, side and rear lawned garden. Viewing is advised to appreciate this excellent investment opportunity.

Semi Detached House

3 Bedrooms

Living Room

Kitchen /Dining Room

Currently Let

£600 per month, £7,200
Per Annum

Viewing Advised

EPC Rating: D



MICHAEL HODGSC
estate agents & chartered surveyors



MICHAEL HODGSC
estate agents & chartered surveyors



MICHAEL HODGSC
estate agents & chartered surveyors



MICHAEL HODGSC
estate agents & chartered surveyors

POWIS ROAD, SUNDERLAND

£119,950

TENANCY DETAILS

THE PROPERTY IS CURRENTLY LET ON AN ASSURED SHORTHOLD TENANCY AS A MONTHLY RENTAL OF £600 PER MONTH, £7,200 PER ANNUM - TENANCY DETAILS UPON REQUEST

Entrance Hall

Laminate Floor, double radiator, stairs to the first floor

Living Room

14'6" x 15'1" to bay

The living room has a double glazed window to the front elevation, laminate floor, radiator, storage cupboard.

Kitchen/Dining Area

14'1" x 10'4"

The kitchen has a range of floor and wall units, tiled splashback, oven, gas hob, wall mounted gas central heating boiler, radiator, laminate floor, stainless steel sink and drainer with mixer tap, storage cupboard, side passage, door to the garden.

WC

Low level WC, radiator, double glazed window.

Firs Floor

Landing, double glazed window, radiator.

Bedroom 1

14'7" x 8'0"

Front facing, double glazed window, radiator.

Bedroom 2

10'1" max x 12'0" max

Rear facing, double glazed window, radiator.

Bedroom 3

Front facing, double glazed window, radiator.

Bathroom

White suite comprising of a low level WC, pedestal basin, bath with mixer tap and shower attached, radiator, double glazed window.

Externally

Externally there is a front, side and rear lawned garden.

TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX

The Council Tax Band is Band A.

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

