



MICHAEL HODGSON

estate agents & chartered surveyors

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ARGYLE SQUARE, SUNDERLAND

£120,000

IN NEED OF MODERNISATION - 3 NO FLATS - An exciting opportunity to purchase a mid terraced property Situated on Argyle Square on the fringe of Sunderland City Centre that is split into 3 flats that requires a full scheme of modernisation and refurbishment. The living accommodation briefly comprises of: Entrance Hall, Flat 1 - Inner Hall, Living Room, Kitchen, Bathroom, Bedroom. Flat 2 - Inner hall, 2 Bedrooms, Living Room / Kitchen, Bathroom. Flat 3. Living Room / Kitchen, Bathroom. and 2 Bedrooms. Externally there is a front forecourt and a rear yard. The ground floor could be subdivided and reconfigured into two flats if required, subject to obtaining the necessary planning consents. Viewing is advised to fully appreciate the property and potential on offer.



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Communal Entrance Hall
Leading to:

Flat 1

Inner Hall

Living Room
14'11" x 18'11"
Front facing.

Bedroom
12'10" max x 14'10" max
Rear facing.

Kitchen
9'8" x 14'10"

Rear Passage
Leading to the Bathroom

Bathroom

Flat 2

Inner Hall

Bedroom 1
9'6" x 14'8"
Rear facing.

Bedroom 2
6'4" x 10'5"
Front facing.

Living Room/Kitchen
14'9" x 13'5"

Bathroom

Flat 3

Bathroom

Bedroom 1
6'4" x 11'5"

Bedroom 2
12'3" x 14'8"

Kitchen/Living Room
13'9" max x 14'9" max

Externally
Externally there is a front forecourt and a rear yard.

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:

Flat 1: A
Flat 2: A
Flat 3: A

M I C H A E L H O D G S O N

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