



16, 16a & 16b High Street, Houghton Le Spring, DH5 0JN

Guide price £150,000

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Moovd Online Property Auctions are delighted to offer For Sale via Option A – Unconditional Online Auction on 13th June 2024 this fantastic rental investment.

All properties smartly finished, including two 2 bedroom flats, a two bedroom house, with a total rent of £1500 PCM, yielding 12.0% on the advertised Guide Price. Each property is currently bringing in £500 PCM or £18,000 per annum over the three properties.

The layout briefly comprises 16 High Street, the house with spacious lounge, kitchen, rear porch, two double bedrooms and white family bathroom. 16A, a flat including lounge, kitchen, two well proportioned bedrooms and white family bathroom. 16B, the second flat includes large lounge/ kitchen, two spacious bedroom and white family bathroom. All properties include a communal yard with gated access.

The property lies in the popular village of Easington Lane, close to Houghton le Spring town and the A19, A690, A1 allowing an easy commute further afield to nearby Durham, Sunderland and Newcastle. The village itself boasts plenty of practical day-to-day amenities, including Easington Lane Primary School with an Ofsted rating of 'Good', travel agent, butcher, hairdressers and Post Office.

This instant, ready made investment is an attractive purchase for any investor looking for a turn-key property. With an attractive Guide Price, we anticipate high interest. Viewing strictly by appointment only.

16 Lounge 11'1" x 12'4" (3.40 x 3.78)

Double glazed window to front, radiator.

Kitchen 11'3" x 12'4" (3.45 x 3.78)

Fitted with a range of base and wall units, contrasting work surface, built in electric oven and hob, extractor hood, plumbed for washing machine, single sink and drainer unit, double glazed window to rear.

Rear Porch

Double glazed door to rear, combi boiler.

Bedroom 1 11'5" x 10'8" (3.48 x 3.27)

Double glazed window to front, radiator.

Bedroom 2 11'4" x 6'5" (3.47 x 1.97)

Double glazed window to rear, radiator.

Bathroom

White suite including paneled bath, pedestal hand basin, low level WC, radiator, extractor fan.

External

Communal area, mainly paved, gated access.

16A Lounge 12'5" x 13'10" (3.79 x 4.23)

Double glazed window to front, radiator.

Kitchen 14'0" x 11'1" (4.28 x 3.39)

Fitted with a range of base and wall units, contrasting work surface, built in electric oven and hob, extractor hood, plumbed for washing machine, single sink and drainer unit, double glazed window to rear.

Bedroom 1 13'10" x 11'3" (4.22 x 3.44)

Double glazed window to front, radiator.

Bedroom 2 9'9" x 8'9" (2.98 x 2.69)

Double glazed window to rear, radiator, boiler.

Bathroom

White suite including paneled bath, pedestal hand basin, low level WC, radiator, extractor fan.

External

Communal area, mainly paved, gated access.

16B Entrance Hallway

Access to roof space.

Lounge/ Kitchen 22'6" x 9'2" (6.88 x 2.80)

Lounge: Double glazed window to front, radiator.

Kitchen: Fitted with a range of base and wall units, contrasting work surface, built in electric oven and hob, extractor hood, plumbed for washing machine, single sink and drainer unit, double glazed window to rear.

Bedroom 1 14'1" x 7'9" (4.31 x 2.37)

Double glazed window to front, radiator.

Bedroom 2 12'10" x 7'6" (3.92 x 2.29)

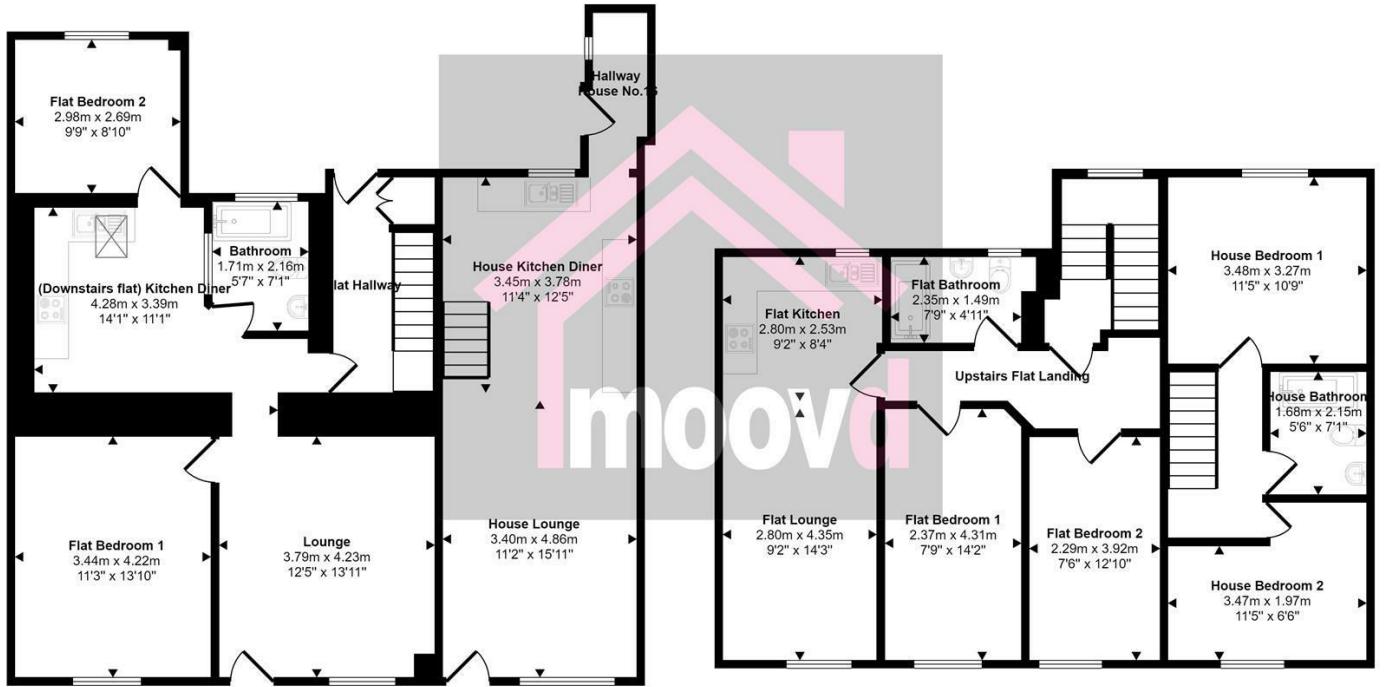
Double glazed window to front, radiator.

External

Communal area, mainly paved, gated access.

Floor Plan

Approx Gross Internal Area
193 sq m / 2079 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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