



## 28 South View

Shiney Row, Houghton Le Spring, DH4 4JR

Guide price £65,000

Guide Price £65,000+

It is with pleasure Moovd offer For Sale, via Option A – Unconditional Online Auction on 11th July 2024 this smartly presented three-bedroom mid terrace property. Situated in a popular Street within Shiney Row on the outskirts of Houghton Le Spring.

The property on offer, is sold as a LET investment with long term tenants in situ paying £575 PCM. This equates to a 10.61% yield on the advertised Guide Price and a readymade BTL investment for any rental investor.

The large ground floor living space briefly comprises entrance porch, lounge with views to the front garden, inner vestibule with staircase to first floor, kitchen diner, rear lobby, and white family bathroom W.C. To first floor is a central landing and three well-proportioned bedrooms. Externally is a rear enclosed yard and large front garden, mainly laid to lawn.

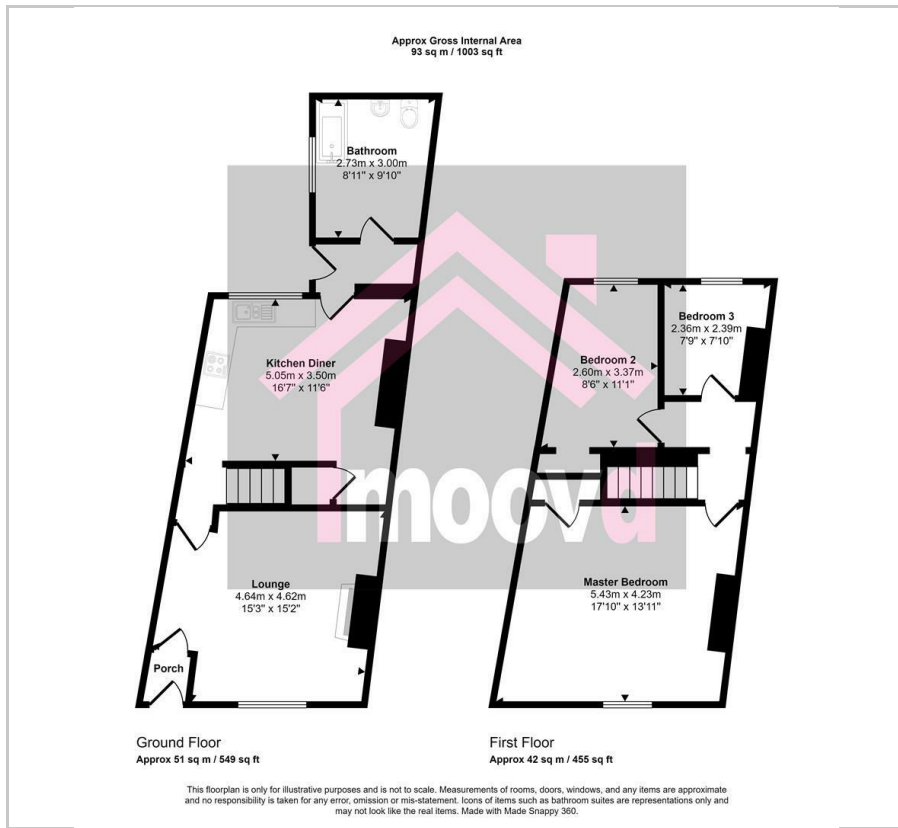
The accommodation on offer, is located in Shiney Row, on the outskirts of Houghton Le Spring. Neighbouring Washington, Sunderland, Newcastle and Durham are all accessible via excellent transport routes. Many practical day to day amenities close by include Barnwell Academy and Shiney Row Primary, minutes' walk away.

This comfortable and well finished home will appeal to many landlords and an internal viewing is considered essential to appreciate what is on offer.

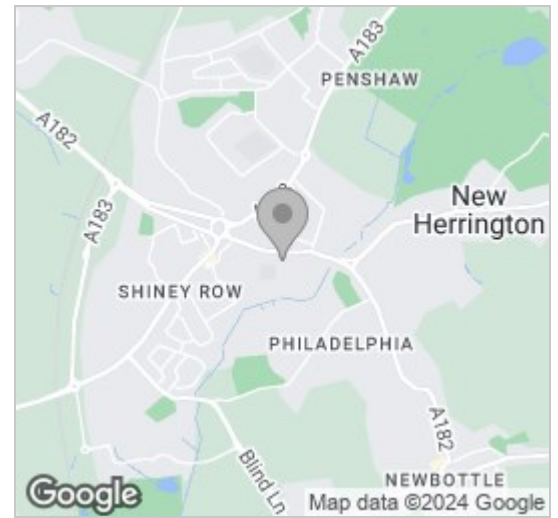
- Offered For Sale via Option A - Unconditional Online Auction
- 11th July 2024
- Large three bedroom end terrace
- Sold as LET investment at £575 PCM
- Readymade BTL investment
- INTERESTED? VIEW ME!



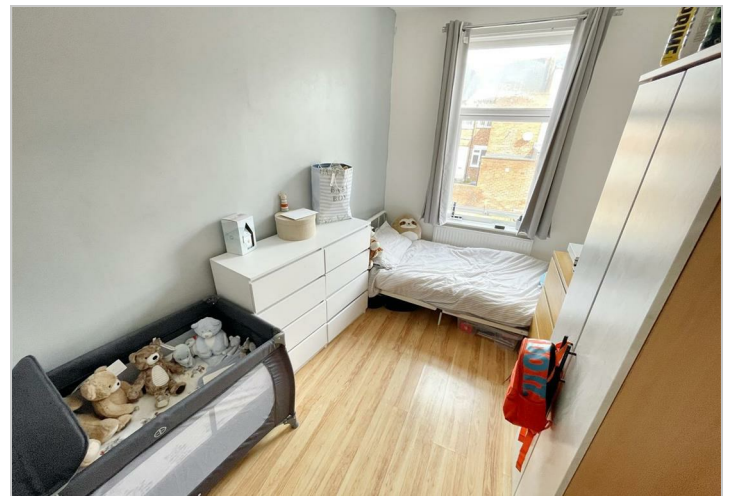
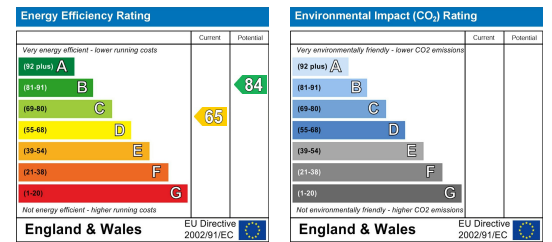
# Floor Plan



# Area Map



# Energy Efficiency Graph



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