



2 Eppleton Row

Hetton-Le-Hole, Houghton Le Spring, DH5 9DS

Guide price £70,000

Guide Price £70,000+

Moovd Online Property Auctions are delighted to offer For Sale via Option A – Unconditional Online Auction on 10th July 2025 this outstanding three bedroom end of terrace.

Located in a quiet and residential area of Hetton Le Hole, the accommodation on offer lies only a matter of seconds from both Houghton Le Spring & Hetton Le Hole and a host of day-to-day amenities, making it a perfect BTL investment, LET at £650 PCM returning a yield of 11.14% on the advertised guide price.

Fully modernised throughout, with no expense spared on the renovation, including, loft and wall insulation, new windows and doors, radiators, bathroom and kitchen, but to name a few items.

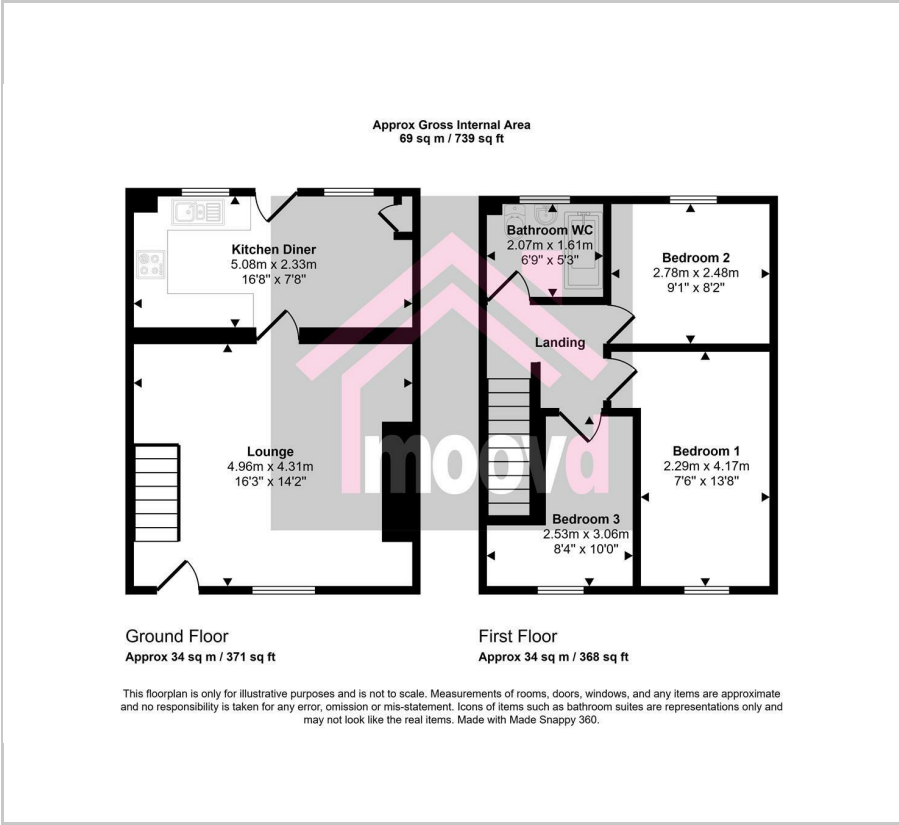
The airy and light ground floor layout briefly comprises entrance leading immediately into the large lounge with staircase to first floor. To the rear is an impressive fully fitted kitchen diner. To first floor are three bedrooms and a superb white family bathroom W.C. Externally is a rear enclosed yard.

An internal viewing is considered essential to truly appreciate this fantastic property.

- Offered For Sale via Option A - Unconditional Online Auction
- 10th July 2025
- Refurbished three bedroom end terrace
- Sold LET at £650 PCM or £7800 per annum
- Perfect BTL investment returning a yield of 11.14%
- INTERESTED? VIEW ME!



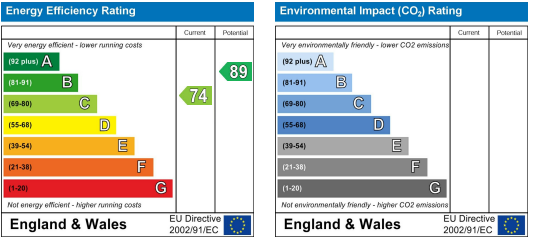
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Carter House Pelaw Leazes Lane, Durham City, Co Durham, DH1 1TB
Tel: 0191 9097020 Email: enquiries@moovd.co.uk