



1 Station Avenue South

Fencehouses, Houghton Le Spring, DH4 6HW

Guide price £50,000

Offered For Sale via Option A – Unconditional Online Auction on the 12th February 2026, a three-bedroom end terrace let investment property.

The accommodation on offer briefly comprises entrance porch, hall with stairs to first floor, dining room, lounge, fitted kitchen, utility room, WC and separate shower. To first floor are three bedrooms and a large family bathroom WC. Externally is a rear/ side yard.

The property is let at £477 PCM to a long-term tenant, returning a yield of 11.44% on the advertised Guide Price.

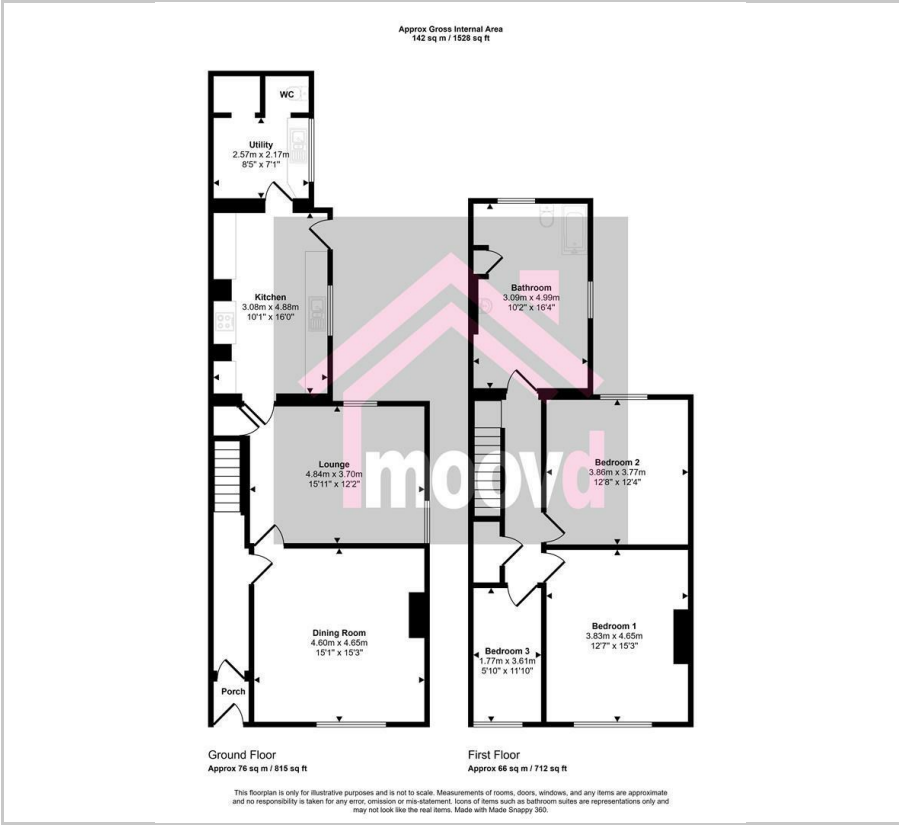
Fencehouses itself is a small village, neighbouring the nearby town of Houghton Le Spring. The village has a range of local amenities including shops, pub, garage, Primary School, excellent transport links via bus and superb road networks including immediate access to the nearby A1 and A19.

This property is a perfect BTL and a readymade investment. With an attractive Guide Price, we suggest an early viewing and by appointment only.

- Offered For Sale via Option A - Unconditional Online Auction Terms
- 12th February 2026
- Three bedroom end terrace
- Let at £477 PCM or £5,724 per annum
- Yielding 11.44% on the advertised guide price
- INTERESTED? VIEW ME!



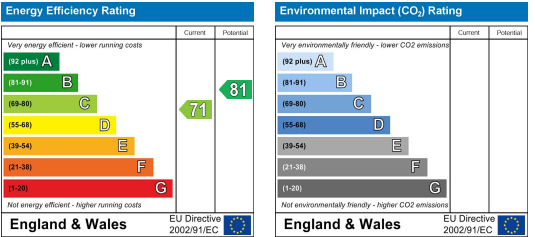
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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