



**South View Terrace
Houghton Le Spring, DH4 5NP**

Offers in Excess of £70,000

Gao
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MAIN FEATURES:

- Well Presented Mid Terrace House
- Good Size Fitted Kitchen
- Lounge/Diner
- Master Bedroom with En-suite
- Further Second Double Bedroom & Bathroom/WC
- Private Front Terrace & Rear Garden
- Landlords Only

Discover an excellent investment opportunity with this well-presented mid-terrace house on South View Terrace, offered to landlords only and complete with a reliable, rent-paying tenant already in place. Ideal for those seeking a low-maintenance addition to their portfolio, the property offers generous living space and a highly convenient location. The home features a good-sized fitted kitchen and a bright lounge/diner, providing a practical and welcoming layout. Upstairs, the master bedroom with en-suite adds a touch of comfort, complemented by a second double bedroom and a bathroom/WC, making the property appealing to long-term renters. Externally, the house benefits from a private front terrace—ideal for seating—and a rear garden, offering valuable outdoor space rarely found in similar terraces.

South View Terrace sits within easy reach of local shops, schools, and transport links, making the area particularly attractive to tenants. Houghton-le-Spring offers a friendly community feel, with countryside walks, everyday amenities, and access to major routes for commuting, enhancing rental desirability. A solid, ready-made investment in a popular residential setting—an ideal choice for landlords seeking dependable rental income from day one.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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