



2 Elizabeth Street

, Houghton Le Spring, DH5 8AT

Offers in excess of £60,000

** AN IDEAL PURCHASE FOR ANYONE WISHING TO SECURE A 10% + GROSS YIELD **

** SOLD WITH A SITTING TENANT PAYING £550pcm **

A TWO BEDROOM END OF ROW PROPERTY WHICH HAS JUST HAD SOME UPGRADING INCLUDING RE-DECORATION, SOME MINOR REPAIRS, AND NEW FLOOR COVERINGS.

A GROSS YIELD OF IN EXCESS OF 10% AWAITS THE PURCHASER.

THE PROPERTY COMPRISES OF A HALL WAY, A SPACIOUS RECEPTION ROOM, A LENGTHY KITCHEN, REAR LOBBY AREA AND SPACIOUS DOWNSTAIRS BATHROOM WITH WHITE SUITE.

TO THE FIRST FLOOR ARE TWO GOOD SIZED BEDROOMS. THE PROPERTY IS SITUATED IN A STRONG BUY-TO-LET AREA.

THE PROPERTY HAS UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING.

- EPC RATING 'D' - 61/77

- SET CLOSE TO THE A690 / DURHAM ROAD AND WITHIN A MATTER OF 5 - 10 MINUTES WALK OF BERNARD GILPIND & GILLAS LANE PRIMARY SCHOOL AND

- WITHIN WALKING DISTANCE OF THE MAUTLAND SQUARE SHOPPING AREA

- AN EICR IN PLACE UNTIL 2027

- ** A BUYERS PREMIUM IS PAYABLE ON A SUCCESSFUL PURCHASE OF THIS PROPERTY - PLEASE CONTACT THE OFFICE FOR DETAILS **

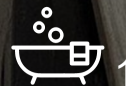
- SOLD WITH SITTING TENANT PAYING £550pcm. WELL OVER 10% YIELD!

Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



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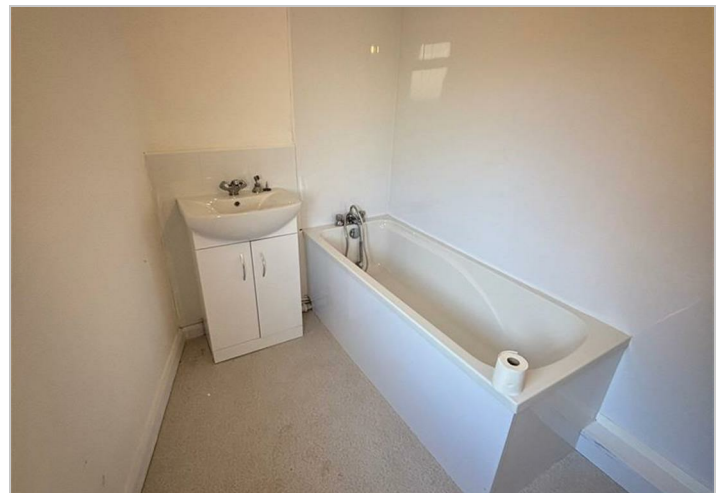
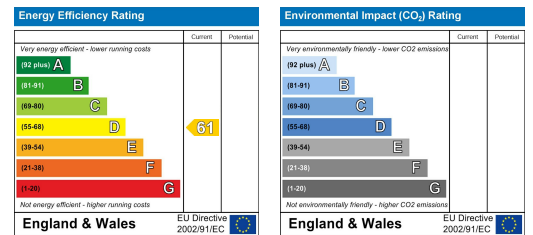
Floor Plan



Area Map



Energy Efficiency Graph



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