



## 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.



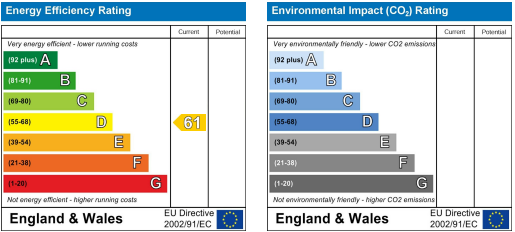
Floor Plan



Area Map



Energy Efficiency Graph



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