



## 5 South Crescent

, Houghton Le Spring, DH4 6AG

Guide price £35,000

Situated in a popular residential area and lying within easy commuting distance of Houghton-Le-Spring, Chester-Le-Street and Sunderland, Moovd Online Property Auctions offer For Sale via Option A – Unconditional Online Auction with a BUY IT NOW PRICE of £35,000 + Fees a spacious two-bedroom mid terraced house.

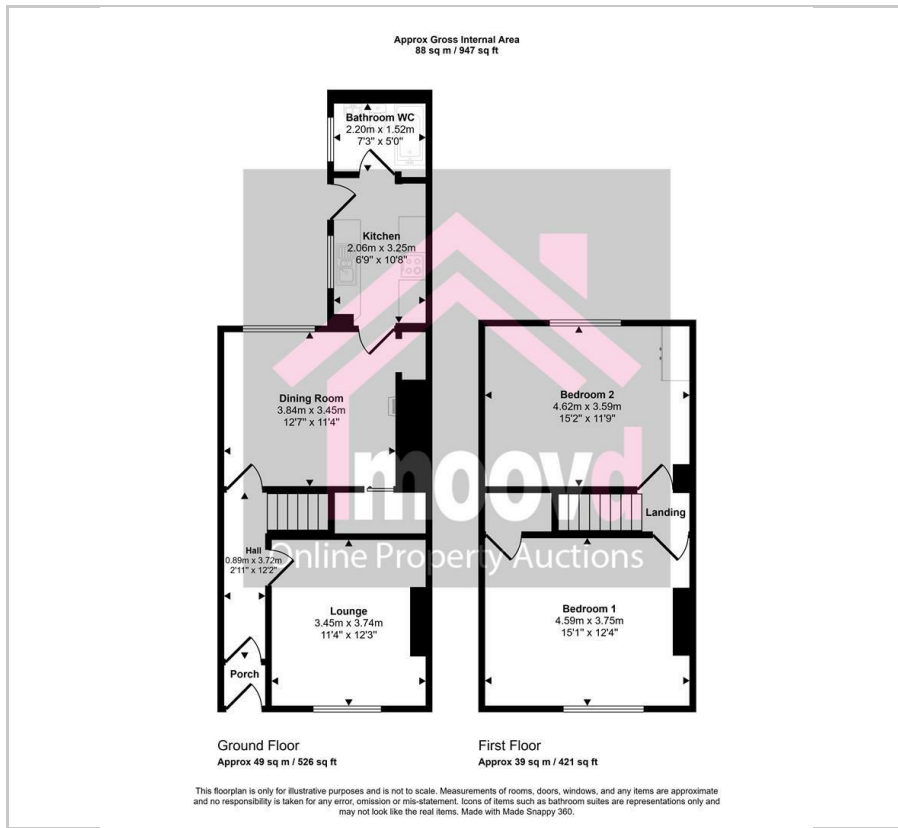
The property includes two good size reception rooms, a fitted kitchen and bathroom, whilst to the first floor lie the two well-proportioned bedrooms. Externally it has a forecourt and an enclosed yard to the rear.

The accommodation on offer is sold with a sitting tenant, paying a rent of £425 PCM or £5,100 per annum, returning a yield of 14.57% on the advertised Guide Price. An internal viewing comes highly recommended.

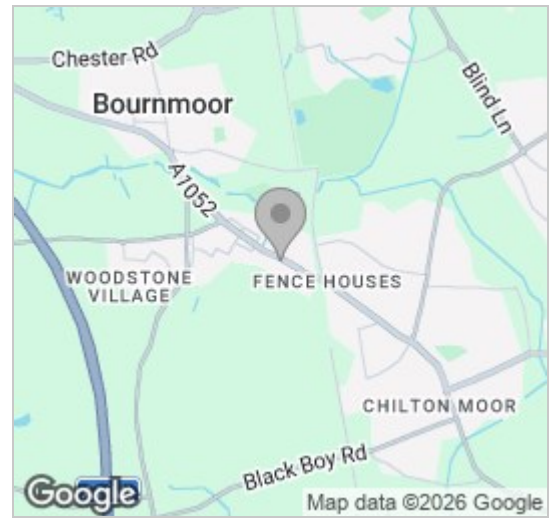
- Offered For Sale via Option A - Unconditional Online Auction Terms
- BUY IT NOW PRICE of £35,000 + Fees
- Let two bedroom mid terrace
- Readymade BTL Investment
- Let at £425 PCM or £5,100 per annum
- INTERESTED? VIEW ME!



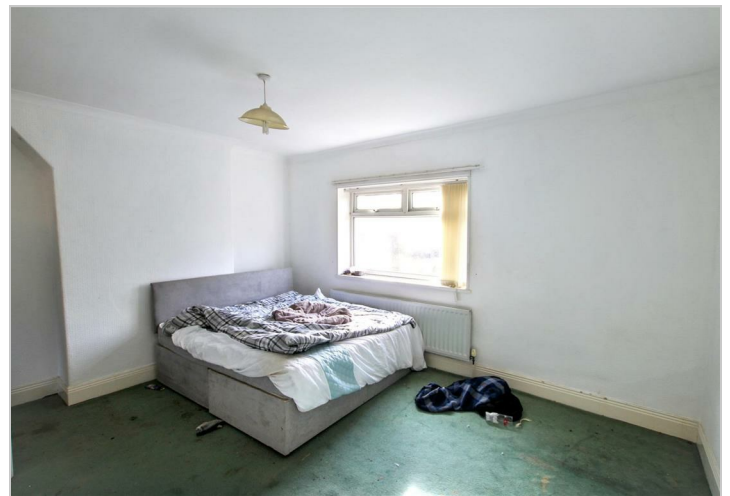
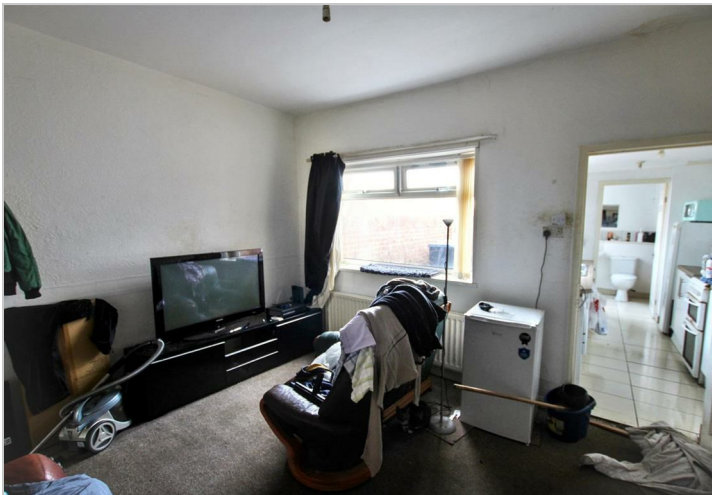
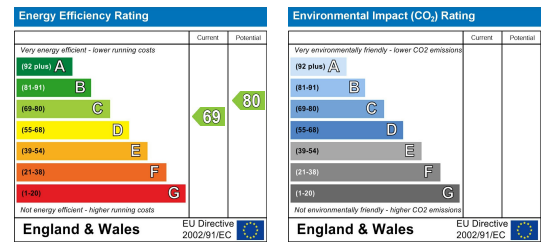
# Floor Plan



# 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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