



## 121 Wood Vue

, Spennymoor, DL16 6RQ

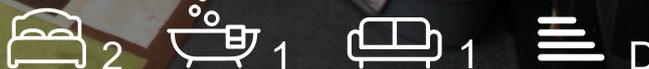
**Offers in the region of £90,000**

OFFERS ARE INVITED ON THIS WELL PRESENTED AND WELL SIZED SEMI DETACHED PROPERTY SET WITHIN THIS POPULAR RESIDENTIAL AREA WITHIN SPENNYMOOR. THE PROPERTY IS CURRENTLY SUBJECT TO A TENANCY WHICH IS GENERATING AN INCOME OF £595 PER CALENDAR MONTH, FROM A LONG STANDING TENANT THUS A GROSS YIELD OF 8% AT ASKING PRICE. BENEFITTING FROM A GENEROUSLY SIZED PLOT WITH GARDENS TO BOTH FRONT AND REAR OF WHICH THE REAR BENEFITS FROM A LARGE AMOUNT OF PRIVACY DUE TO BACKING ON TO OPEN SPACE WITH NO HOUSES OVERLOOKING, INCLUDING A LENGTHY DRIVEWAY TO THE FRONT ALLOWING OFF STREET PARKING FOR TWO VEHICLES. IN BRIEF THE PROPERTY OFFERS (FROM REAR TO FRONT) A KITCHEN DINER, AND A SPACIOUS RECEPTION ROOM, AND A FRONT ENTRANCE HALL TO THE GROUND FLOOR WHILST THERE ARE TWO DOUBLE SIZED BEDROOMS AND A FAMILY BATHROOM TO THE UPPER FLOOR. THE PROPERTY HAS UPVC DOUBLE GLAZING THROUGHOUT AND HAS A GAS CENTRAL HEATING COMBI BOILER.

- SET ON A WELL SIZED PLOT WITH AMPLE PARKING AND GARDENS
- WHITE BATHROOM SUITE
- EPC TO FOLLOW - Booked in to take place the week starting the 16th March
- IDEAL INVESTMENT OPPORTUNITY WITH A RELIABLE TENANT IN SITU

### Viewing

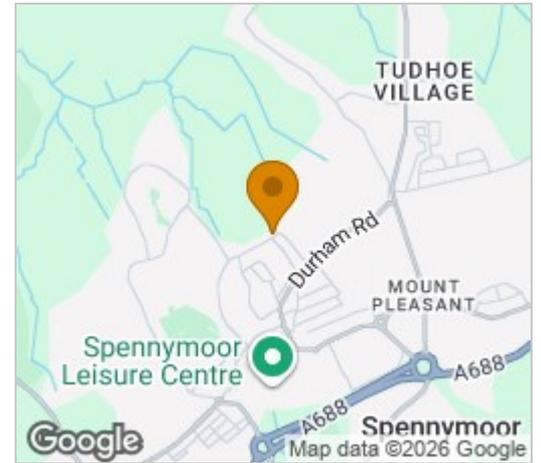
Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



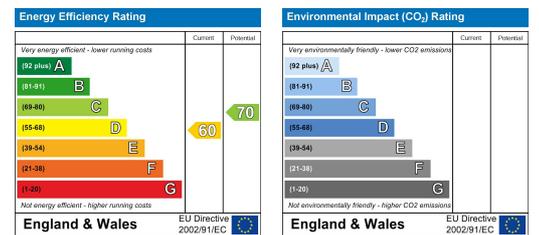
## Floor Plan



## Area Map



## Energy Efficiency Graph



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