



## 74 Caroline Street

Hetton-Le-Hole, Houghton Le Spring, DH5 9DE

**Offers in excess of £50,000**

**\*\* AN IDEAL INVESTMENT PROSPECT COURTESY OF A RENTAL INCOME OF £500PCM THUS A GROSS YIELD OF 11% + BASED ON VENDOR EXPECTATION ON PRICE. THIS PROPERTY IS BEING SOLD WITH THE TENANT IN SITU SO IMMEDIATE RETURNS AVAILABLE\*\***

Located in the popular Buy To Let location of Hetton Le Hole this two bedroom terraced property has a long history of being occupied and generating a strong rental income. The property in brief comprises of an entrance hall, Lounge, Kitchen and shower room whilst to the first floor are two double bedrooms. The property has a wall enclosed courtyard to the rear with gated access to the communal alleyway beyond. Being located within close proximity to the A690 and A1M road links, and a mere 6.5 miles / 16 minute travel time (traffic dependant) to the centre of Durham it is an ideal commuter spot for any future tenant should the current one vacate.

- EPC 63/80 - Rating 'D'
- Modern Shower Room - with white wash hand basin and low level w.c. and a shower enclosure with an electric shower
- Neutral decoration throughout
- Gas combi boiler located in the roof space
- **\*\* A BUYERS PREMIUM IS PAYABLE ON A SUCCESSFUL PURCHASE OF THIS PROPERTY. Consult the office for details \*\***

### 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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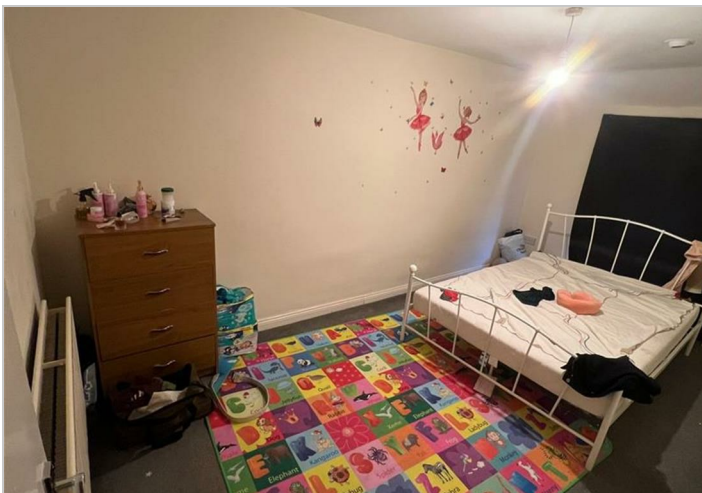
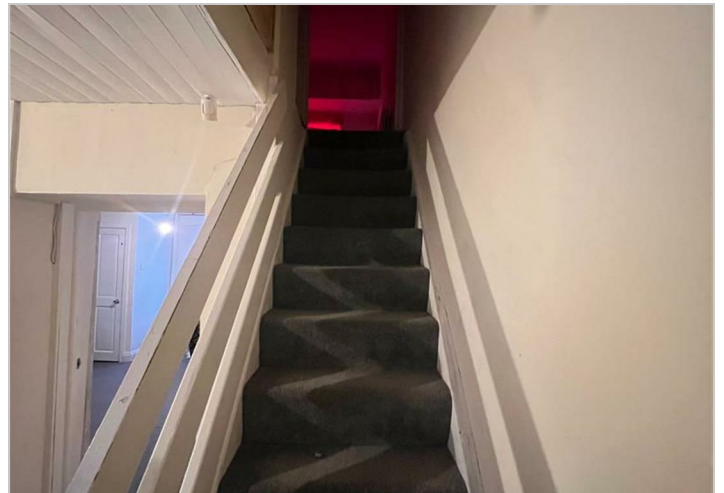
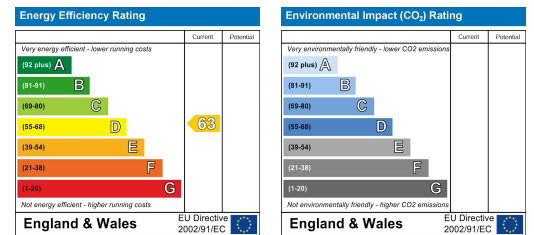
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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