



4 Smiths Terrace, Houghton Le Spring, DH5 0JH

Guide price £55,000

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Moovd Online Property Auctions are delighted to offer For Sale via Option A – Unconditional Online Auction, this smartly presented two bedroom terrace.

The property is a readymade BTL investment with a potential rent of £600 PCM, yielding 13.90% on the advertised Guide Price and an EPC rating of D!

The accommodation on offer briefly comprises: entrance hallway leading into a central dining room with separate lounge to the front. A rear utility area leads into a fitted kitchen with access into the rear yard and white bathroom WC. To first floor are two double bedrooms and a ladder to a loft room. Externally is a rear yard and outhouse.

Easington Lane offers a range of day to day amenities, on the doorstep. Hetton & Houghton Le Spring are a couple of miles away via excellent road and bus networks and access onto the A690 and further afield via the A1 & A19 corridors.

Smiths Terrace would be the perfect investment for any BTL purchaser and is turn-key ready. Viewings strictly by appointment only.

Hall

Dining Room 13'10" x 9'10" (4.23m x 3.02m)

Lounge 13'1" x 11'9" (3.99m x 3.59m)

Utility

Kitchen 9'7" x 6'8" (2.93m x 2.04m)

Bathroom WC

Landing

Bedroom 1 15'6" x 13'3" (4.73m x 4.05m)

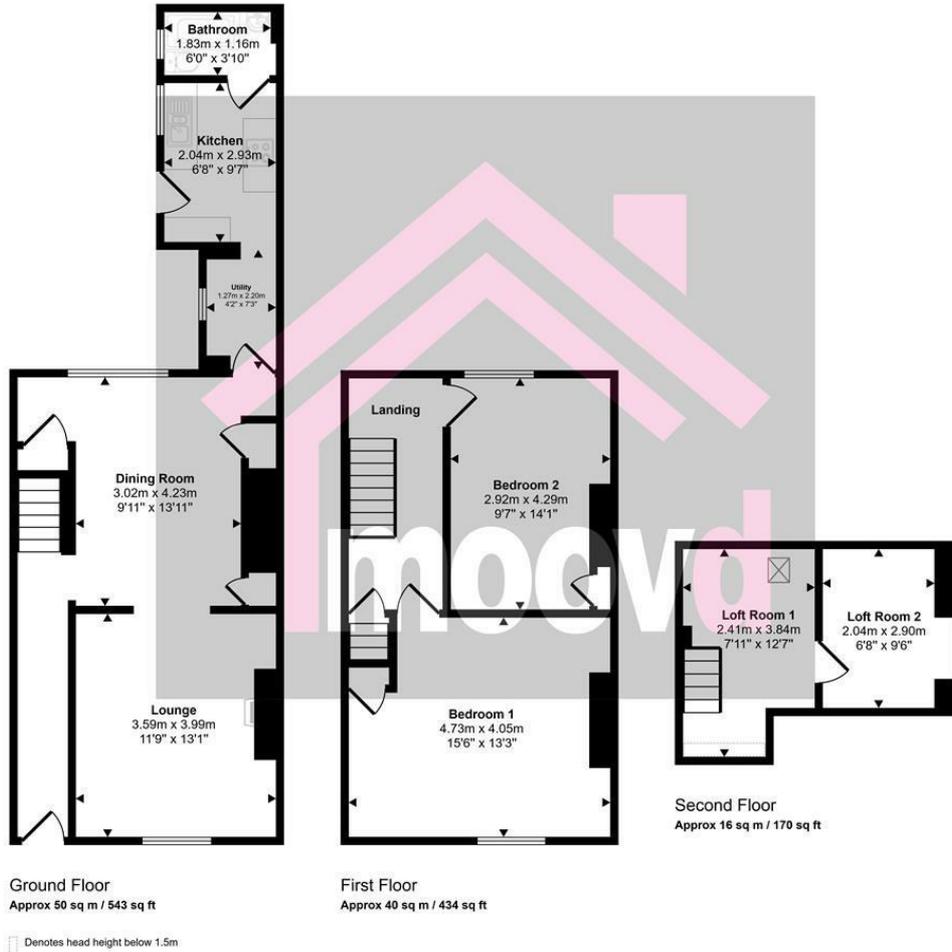
Bedroom 2 14'0" x 9'6" (4.29m x 2.92m)

Loft Room 12'7" x 9'2" (3.84m x 2.81m)

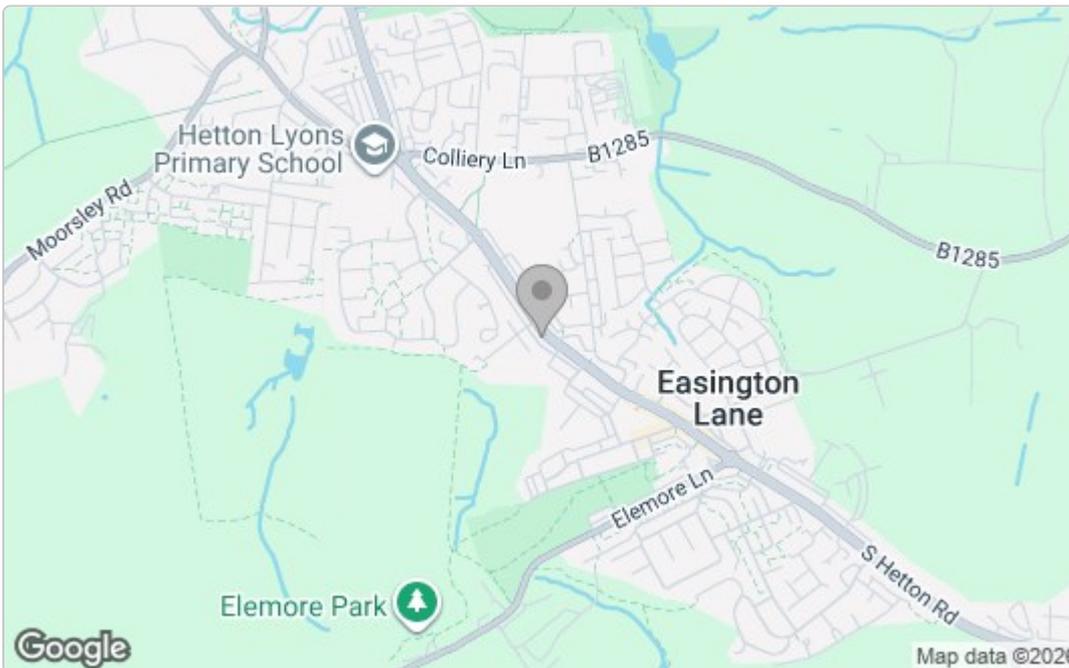
Externally

Floor Plan

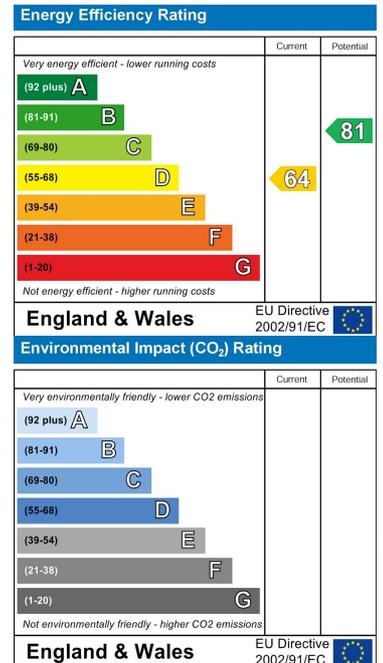
Approx Gross Internal Area
107 sq m / 1148 sq ft



Area Map



Energy Efficiency Graph



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