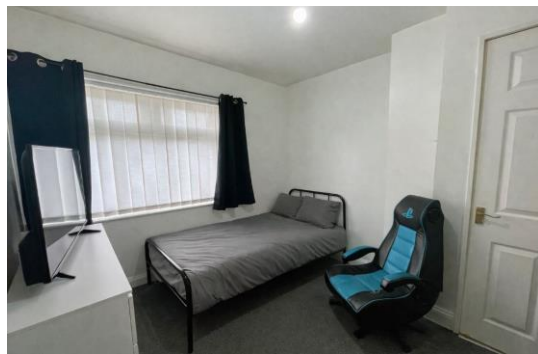




**Highfield Road  
Houghton Le Spring, DH4 7LT**

Guide Price £105,000

**Gao**  
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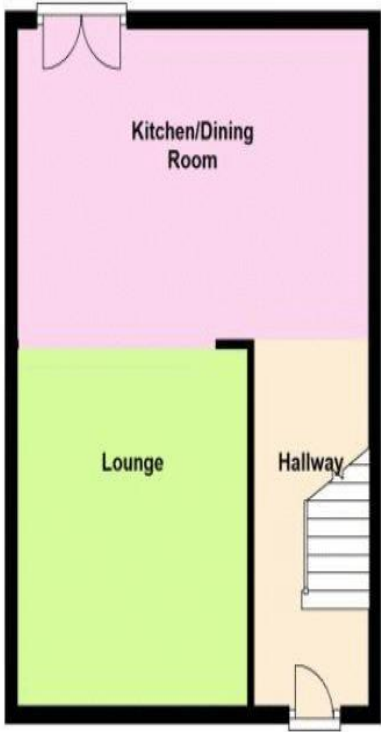
## MAIN FEATURES:

- Well Presented Semi Detached House
- Good Size Fitted Kitchen/Diner
- Lounge
- Three Double Bedrooms
- Family Bathroom/WC
- Well Maintained Front & Rear Gardens
- Landlords Only

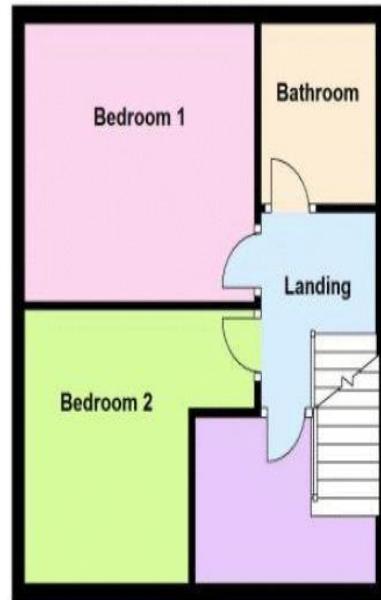
Situated on the popular Highfield Road, this well-presented semi-detached property offers an excellent investment opportunity for landlords, with a paying tenant already in situ. Arranged over three floors, the home provides spacious and versatile accommodation throughout. The ground floor features a comfortable lounge and a good-sized fitted kitchen/diner, ideal for modern living. To the upper floors, there are two generous double bedrooms, a useful loft room offering additional flexible space, and a family bathroom/WC. Externally, the property benefits from well-maintained front and rear gardens. The rear garden is particularly appealing, with a patio area perfect for outdoor dining, as well as convenient side access.

Highfield Road is well located within Houghton le Spring, offering a range of local amenities including shops, schools, and leisure facilities. The area is popular with tenants due to its strong transport links, providing easy access to Durham, Sunderland, and Newcastle. Nearby green spaces and parks also enhance the lifestyle appeal. A ready-made investment in a desirable and well-connected residential area.

Ground Floor



First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.

For further information contact us:

T: 01903 331031 / 0800 033 7 943

E: [info@getanoffer.co.uk](mailto:info@getanoffer.co.uk)

We're Open:

8am – 8pm 7 days a week

[www.getanoffer.co.uk](http://www.getanoffer.co.uk)

01903 331031

38a Goring Road, Worthing, West Sussex, BN12 4AD

[info@getanoffer.co.uk](mailto:info@getanoffer.co.uk)

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