



2 Elizabeth Street

, Houghton Le Spring, DH5 8AT

Offers in excess of £60,000

**** AN IDEAL PURCHASE FOR ANYONE WISHING TO SECURE A 10% + GROSS YIELD ****

A TWO BEDROOM END OF ROW PROPERTY WHICH HAS JUST HAD SOME UPGRADING SINCE BEING VACATED BY THE PREVIOUS TENANT - INCLUDING RE-DECORATION, SOME MINOR REPAIRS, AND NEW FLOOR COVERINGS. WITH A RENTAL VALUE OF £550PCM EXPECTED, A GROSS YIELD OF IN EXCESS OF 10% AWAITS FOR ANY INCOMING PURCHASER. THE PROPERTY IN BRIEF COMPRISES OF A HALL WAY, A SPACIOUS RECEPTION ROOM, A LENGTHY KITCHEN, REAR LOBBY AREA AND SPACIOUS DOWNSTAIRS BATHROOM WITH WHITE SUITE. TO THE FIRST FLOOR ARE TWO WELL SIZED BEDROOMS. THE PROPERTY IS SITUATED IN A STRONG BUY-TO-LET AREA AND WILL ALLOW SOMEONE TO MAKE A GENEROUS RETURN WITH A HIGH DEMAND OF POTENTIAL TENANTS. THE PROPERTY HAS UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING.

- EPC RATING 'D' - 61/77
- SET CLOSE TO THE A690 / DURHAM ROAD AND WITHIN A MATTER OF 5 - 10 MINUTES WALK OF BERNARD GILPIND & GILLAS LANE PRIMARY SCHOOL AND
- WITHIN WALKING DISTANCE OF THE MAUTLAND SQUARE SHOPPING AREA
- AN EICR IN PLACE UNTIL 2027
- **** A BUYERS PREMIUM OF IS PAYABLE ON A SUCCESSFUL PURCHASE OF THIS PROPERTY - PLEASE CONTACT 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.



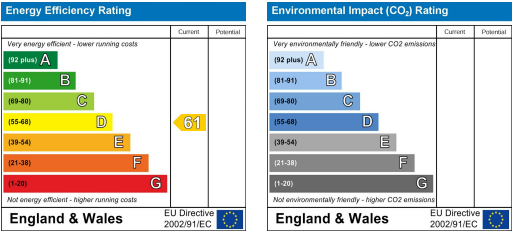
Floor Plan



Area Map



Energy Efficiency Graph



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