



## 20 Girven Terrace West

Easington Lane, Houghton Le Spring, DH5 0JX

Guide price £62,500

Guide Price £62,500+

An attractively priced, let, two-bedroom end terrace offered For Sale via Option A - Unconditional Online Auction on the 23rd April 2026. Auction Fees apply.

This superb, readymade BTL investment property has a well-planned out ground living space comprising vestibule, through lounge diner, separate fitted kitchen and rear porch. To first floor is a landing, two good sized bedrooms and a family bathroom WC. Externally is an enclosed rear yard and garage.

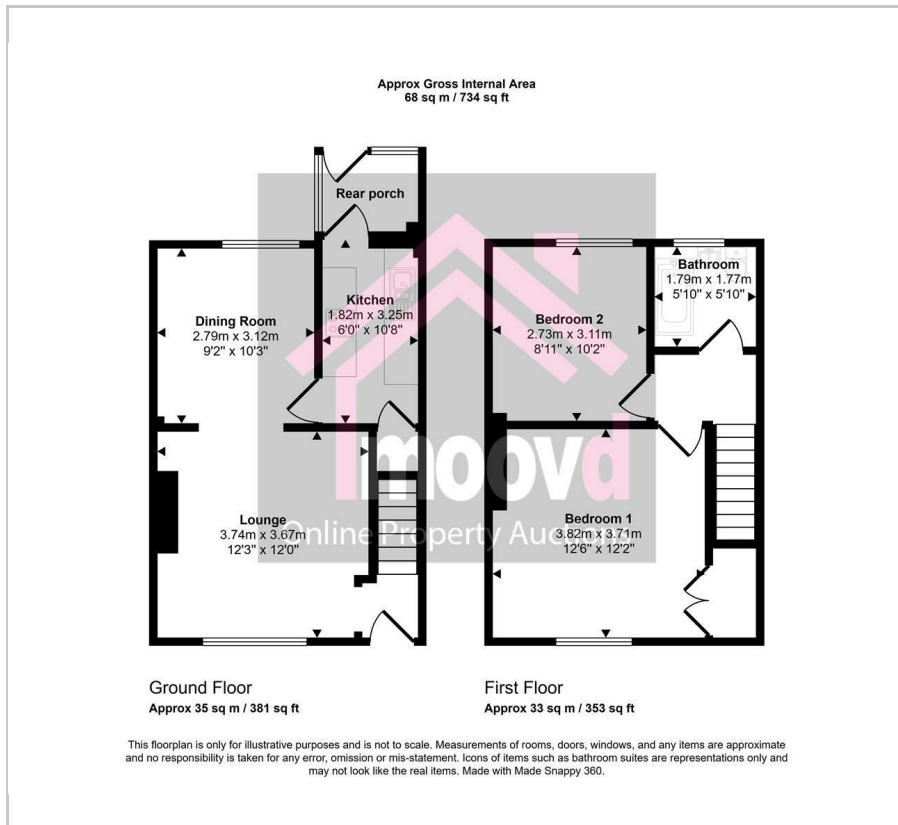
The accommodation on offer, lies close to Houghton le Spring town centre and the A19, allowing an easy commute further afield to nearby Durham, Sunderland and Newcastle. The village itself boasts plenty of day-to-day amenities including Easington Lane Primary School with an Ofstead rating of 'Good', travel agent, hairdressers and Post Office.

Attractively priced, the property is sold with a sitting tenant paying £525 PCM or £6,300 per annum, returning a yield of 10.08% on the advertised Guide Price. This property would be an excellent BTL investment and will prove very popular. A full internal viewing is highly recommended and are strictly by appointment only.

- Offered For Sale via Option A - Unconditional Online Auction Terms
- 23rd April 2026
- Two bedroom end terrace
- Sold as a let investment
- Rent £525 PCM or £6,300 per annum, yield 10.08%
- INTERESTED? VIEW ME!



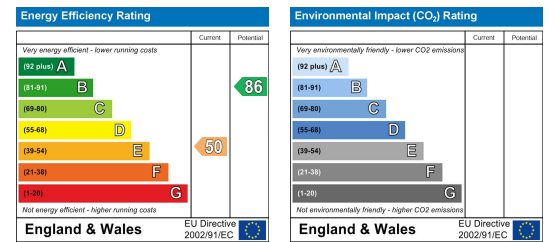
# Floor Plan



# 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.

