



121 Wood Vue

, Spennymoor, DL16 6RQ

Offers in the region of £90,000

OFFERS ARE INVITED ON THIS WELL PRESENTED AND WELL SIZED SEMI DETACHED PROPERTY SET WITHIN THIS POPULAR RESIDENTIAL AREA WITHIN SPENNYMOOR. THE PROPERTY IS CURRENTLY SUBJECT TO A TENANCY WHICH IS GENERATING AN INCOME OF £595 PER CALENDAR MONTH, FROM A LONG STANDING TENANT THUS A GROSS YIELD OF 8% AT ASKING PRICE. BENEFITTING FROM A GENEROUSLY SIZED PLOT WITH GARDENS TO BOTH FRONT AND REAR OF WHICH THE REAR BENEFITS FROM A LARGE AMOUNT OF PRIVACY DUE TO BACKING ON TO OPEN SPACE WITH NO HOUSES OVERLOOKING, INCLUDING A LENGTHY DRIVEWAY TO THE FRONT ALLOWING OFF STREET PARKING FOR TWO VEHICLES. IN BRIEF THE PROPERTY OFFERS (FROM REAR TO FRONT) A KITCHEN DINER, AND A SPACIOUS RECEPTION ROOM, AND A FRONT ENTRANCE HALL TO THE GROUND FLOOR WHILST THERE ARE TWO DOUBLE SIZED BEDROOMS AND A FAMILY BATHROOM TO THE UPPER FLOOR. THE PROPERTY HAS UPVC DOUBLE GLAZING THROUGHOUT AND HAS A GAS CENTRAL HEATING COMBI BOILER.

- SET ON A WELL SIZED PLOT WITH AMPLE PARKING AND GARDENS
- WHITE BATHROOM SUITE
- EPC TO FOLLOW - Booked in to take place the week starting the 16th March
- IDEAL INVESTMENT OPPORTUNITY WITH A RELIABLE TENANT IN SITU

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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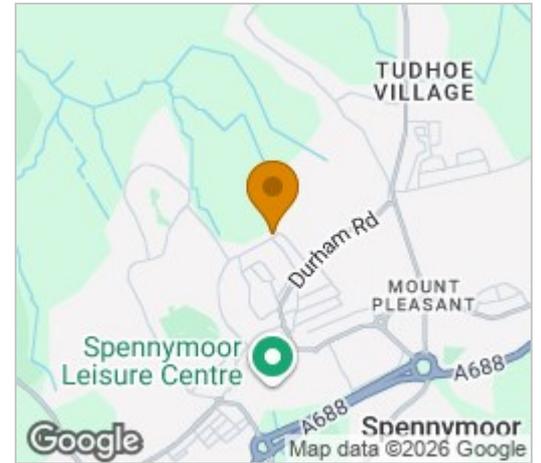
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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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