



## 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.



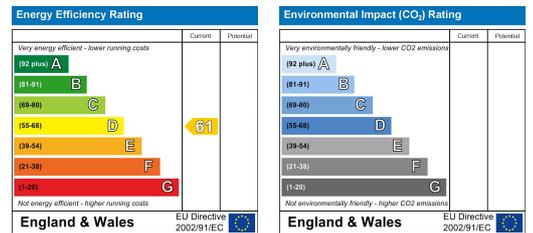
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.