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00 Lawnswood, Houghton Le Spring, DH5 8JB
Offers in excess of £110,000

An excellent opportunity for investors seeking a strong buy-to-let investment. Sold with a TENANT IN SITU.

This property provides an established rental income and achieves an approximate 8% rental yield, making it a sound investment for both new and experienced landlords.

The accommodation on offer briefly consists: Living room, kitchen, three bedrooms and a bathroom. Outside a courtyard area.

Conveniently situated close to local shops and amenities, the property benefits from nearby bus stops on Hall Lane and Gillas Lane, with services connecting to Sunderland, Durham, Newcastle and surrounding areas. Excellent road links via the A690 and A19 provide convenient access across the North East, making this an attractive location for commuters.

A fantastic opportunity to secure an income-generating property with an attractive potential return. Early enquiries are encouraged.

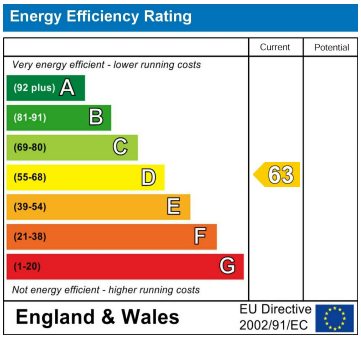


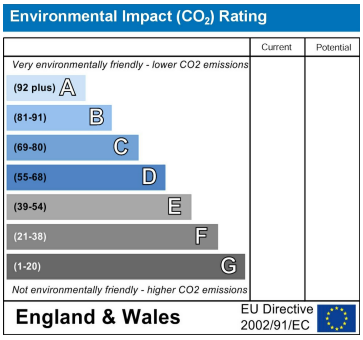




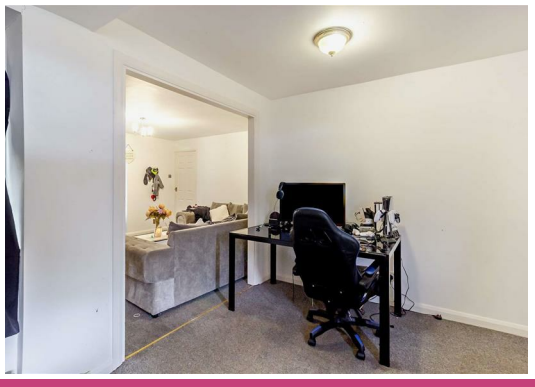
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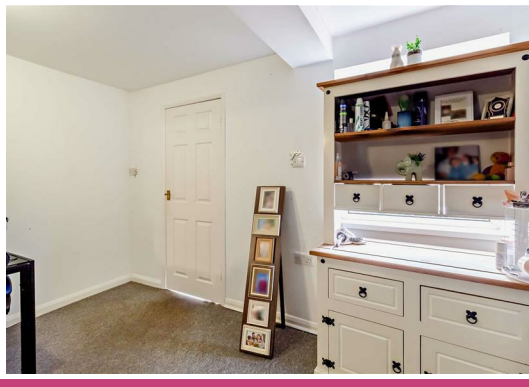
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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