



## 137 Sunderland Street, Houghton Le Spring, DH5 8BG

### Guide price £65,000

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Moovd offer For Sale via Option A – Unconditional Online Auction on 4th September 2025 a deceptively spacious three-bedroom mid terrace, located in Houghton Le Spring.

Offered with an attractive and realistic Guide Price, set over three floors, the property provides a variety of uses, including a renovation project or a BTL investment with a fantastic rental potential of £695 PCM.

The brief layout comprises, entrance porch, hallway leading to bedroom three with a large Bay window, rear lounge with stairs to 2nd floor landing and bedrooms one and two. Bedroom one boasting an en-suite shower room W.C. There is also a converted loft room with skylight and accessed via ladders on the landing. To the lower ground floor is a large kitchen diner, separate utility room or dining area, rear lobby and white family bathroom W.C. Externally is a front forecourt and enclosed rear yard with electric roller shutter. The property benefits from UPVc double glazing throughout and gas central heating with an EPC rating of C.

Houghton Le Spring is located within easy commute to Sunderland, Newcastle and Durham, with excellent transport and road networks. The town itself offers a range of shops, cafes, leisure centre, schools and pubs, providing an excellent base with doorstep amenities.

We anticipate high interest in this attractively priced property and would encourage an early viewing. Viewings strictly by appointment only.

Porch

Bedroom 3 14'5" x 11'11" (4.41m x 3.65m)

Hall

Lounge 14'5" x 11'4" (4.41m x 3.47m)

Vestibule

Landing

Bedroom 1 14'0" x 11'1" (4.29m x 3.40m )

En-suite

Bedroom 2 15'8" x 12'1" (4.79m x 3.70m)

Loft Room 18'8" x 14'1" (5.70m x 4.30m)

Kitchen Diner 13'7" x 12'0" (4.16m x 3.66m)

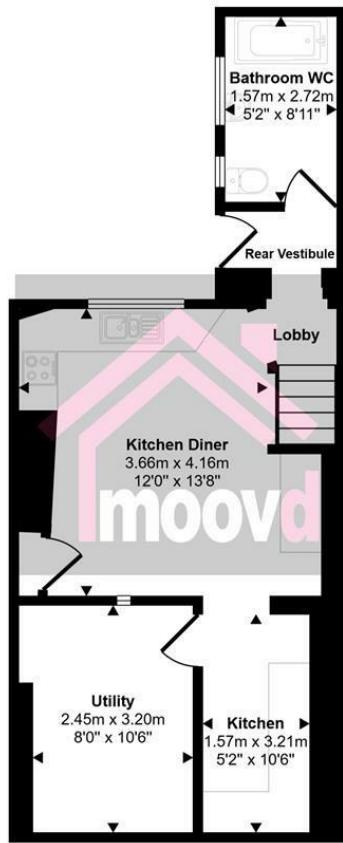
Utility Room 10'5" x 8'0" (3.20m x 2.45m)

Rear Lobby

Bathroom WC

Externally

## Floor Plan



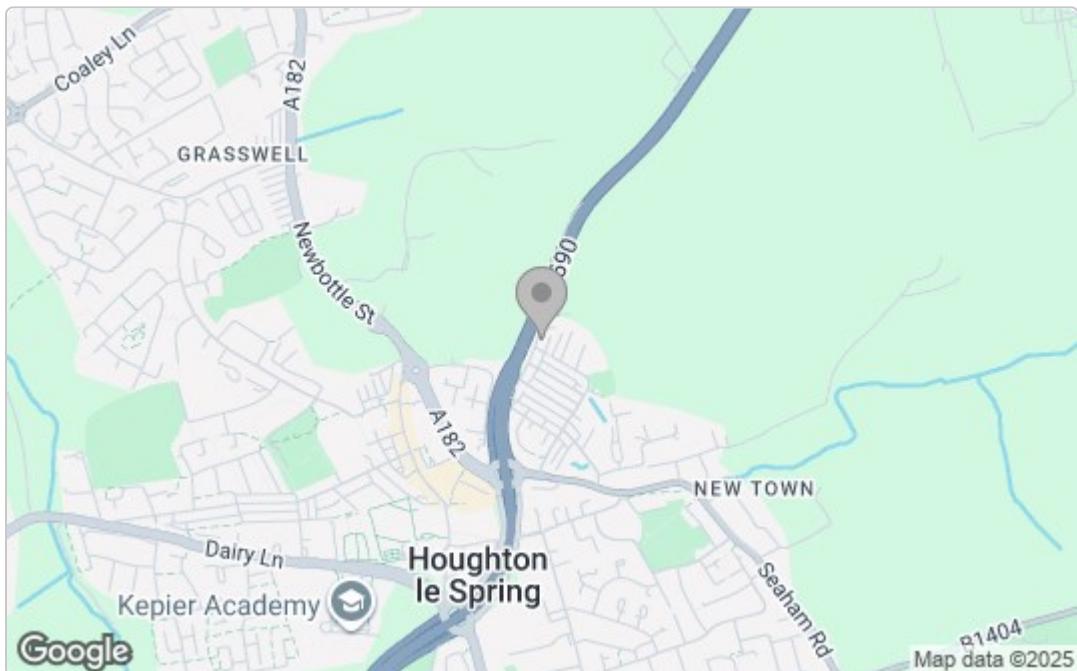
Lower Ground Floor

Approx 43 sq m / 465 sq ft

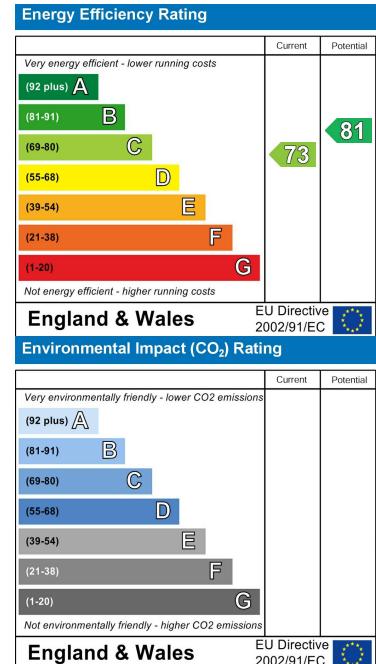
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Area Map



## Energy Efficiency Graph



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