

5 Pinewood Street  
Houghton Le Spring, DH4 6AY

Asking Price £59,995

## 5 Pinewood Street

Houghton Le Spring, DH4 6AY



- Buy to let investment opportunity
- 7% + rental yield
- Buyers Premium Fee Applicable of £3,600+VAT
- Sold with long term sitting tenant
- EIRC and Gas Certificates In Place
- Income from day 1
- Council Tax Band A

An excellent BUY TO LET INVESTMENT opportunity, this well-proportioned two-bedroom terraced house is offered for sale with a long-term SITTING TENANT in place, providing a high rental yield and immediate rental income and cash flow from day one.

The accommodation briefly comprises of Entrance vestibule, living room, kitchen/dining area, offering ample space for everyday living and dining.

To the first floor, a central landing gives access to two well-sized bedrooms and wet room, designed for practical and low-maintenance living.

Externally, the property benefits from an enclosed rear yard, ideal for private outdoor space and ease of upkeep.

Located on Pinewood Street, Houghton-Le-Spring, DH4, the property is well positioned for local amenities, transport links, and schools, making it a consistently attractive rental location.

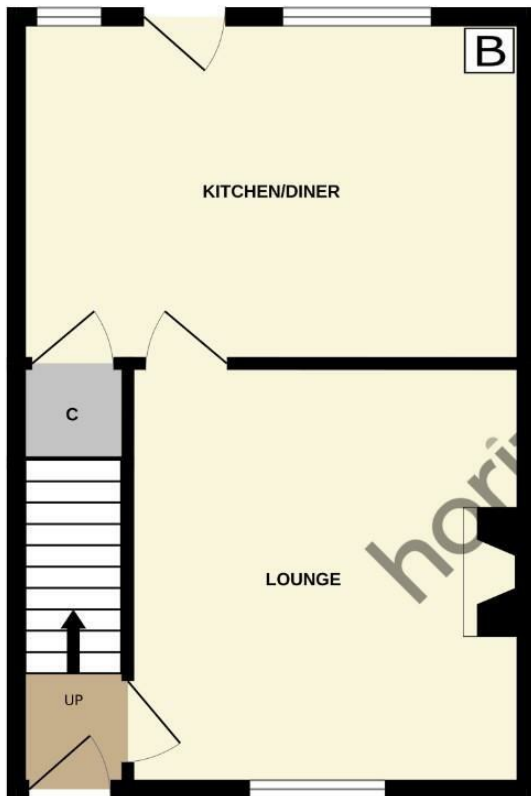


[Directions](#)

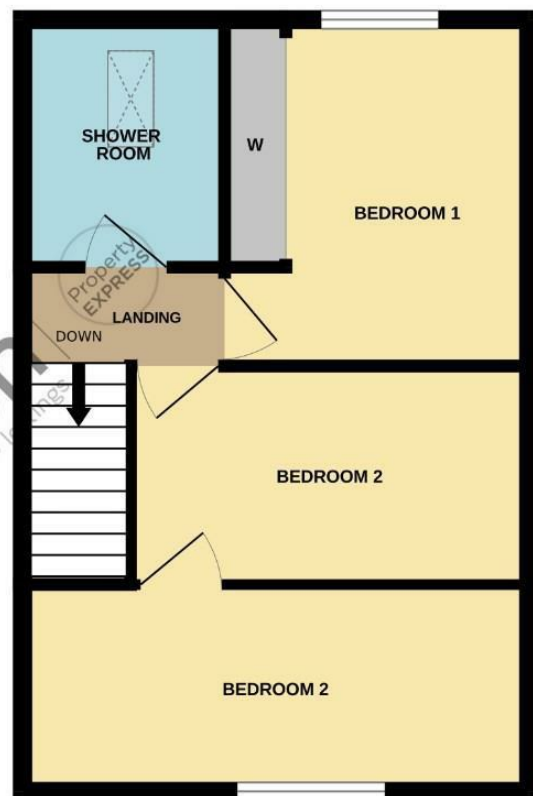


# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	