

MICHAEL HODGSON

estate agents & chartered surveyors



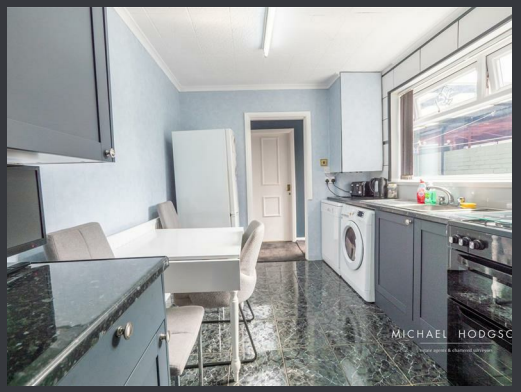
FENWICK STREET, HOUGHTON LE SPRING
£89,950

INVESTMENT SALE - TO BE SOLD WITH TENANT IN SITU - CURRENT RENTAL £475.00 PER MONTH - £5,700 PER ANNUM - This 2 bedroom mid terraced cottage is located on Fenwick Street in Penshaw. Close to local schools, shops and amenities as well as road links to the A19. The property briefly comprises of Entrance Vestibule, inner Hall, 2 Bedrooms, Living Room, Kitchen and Bathroom. Externally the property has a rear yard accessed via double gates.

Investment	Producing £475 pcm
Mid Terraced Cottage	2 Bedrooms
Living Room	Kitchen
Viewing Recommended	EPC Rating









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Entrance Vestibule

Inner Hall
Radiator.

Bedroom 2
7'4" x 10'2"
Rear facing, double glazed window, radiator.

Living Room
13'10" max x 11'4" max
The living room has a rear facing double glazed window, radiator, feature fireplace with electric fire.

Kitchen
13'3" max x 8'5" max
The kitchen has a range of floor and wall units, cupboard with wall mounted gas central heating boiler, stainless steel sink and drain er with mixer tap, space for a cooker, space for a dishwasher, plumbed for washing machine.

Rear Vestibule
Storage cups hard, door to the rear.

Bathroom
site comprising of a low level WC, pedestal basin, bath with shower over, double glazed window, radiator.

Externally
Externally there is a rear yard accessed via double gates

COUNCIL TAX
The Council Tax Band is Band A.

TENURE
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

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