Dene Street, DH5 9AX
2 Bed - House - Semi-Detached
Starting Bid £65,000

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***** For sale by modern auction, guide price £65,000 plus reservation fee. *****

*** BUY TO LET OPPORTUNITY * SITTING TENANTS * NO RENTAL ARREARS * CORNER PLOT * TWO BEDROOMS * GARDENS TO FRONT, REAR AND SIDE ***

This two bedroom semi-detached home presents a straightforward buy to let opportunity and is offered for sale with sitting tenants in place. The current rental income stands at £600 per calendar month and the current letting agent has confirmed there are no rental payment arrears, making this an appealing prospect for investors seeking an immediately income-producing purchase.

The floorplan comprises a lounge to the ground floor along with a dining kitchen. To the first floor there are two bedrooms and a bathroom, providing a practical and functional layout well suited to the rental market.

Externally, the property sits on a corner plot with gardens to the front, rear and side. Please note that the photographs used in marketing were taken in 2025 and are understood to be a similar representation of how the property presents today.

Dene Street is situated in Hetton le Hole, a well-established residential area within easy reach of a range of local amenities including shops and everyday services. The location offers good road links providing access to Sunderland, Durham and the wider region, with Houghton le Spring also close by. The area is well placed for those commuting across the North East, with the A690 and A19 within easy reach.

Lounge

Kitchen

FIRST FLOOR

Bedroom 1

Bedroom 2

Bathroom

EXTERNAL
Externally, the property sits on a corner plot with gardens to the front, rear and side

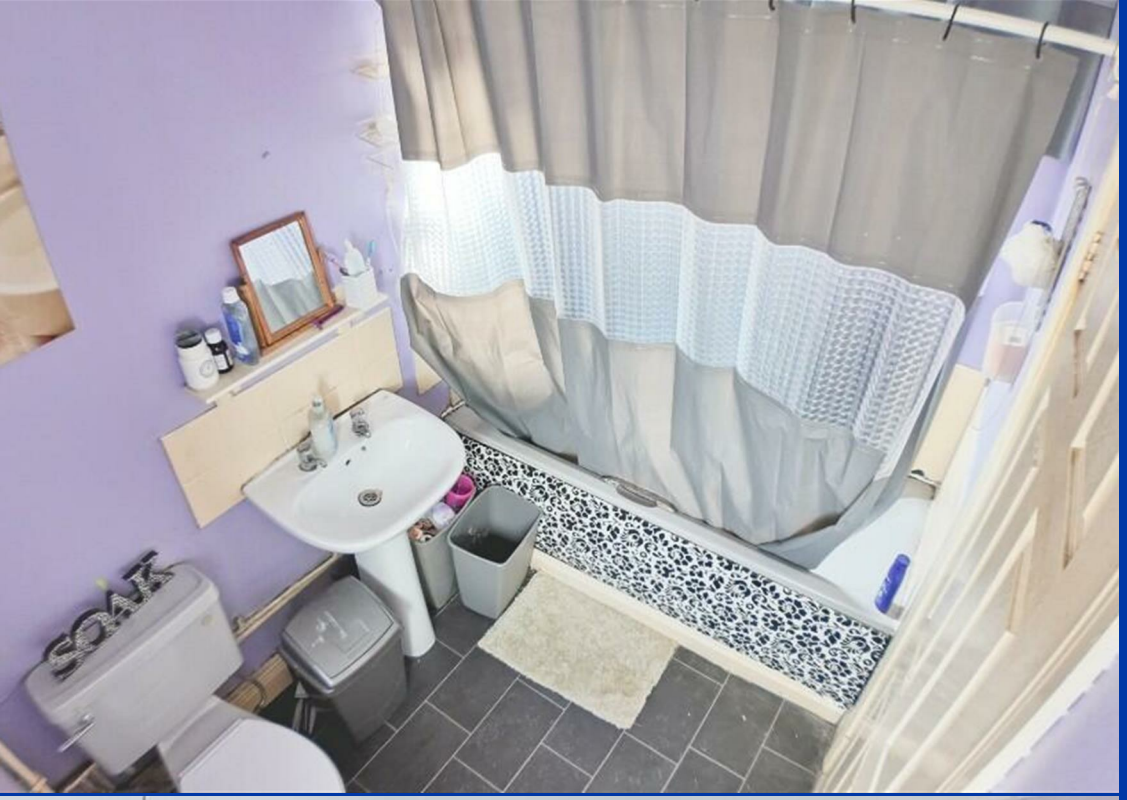
AGENT'S NOTES
Council Tax: Sunderland, Band A
Tenure: Freehold
EPC - C

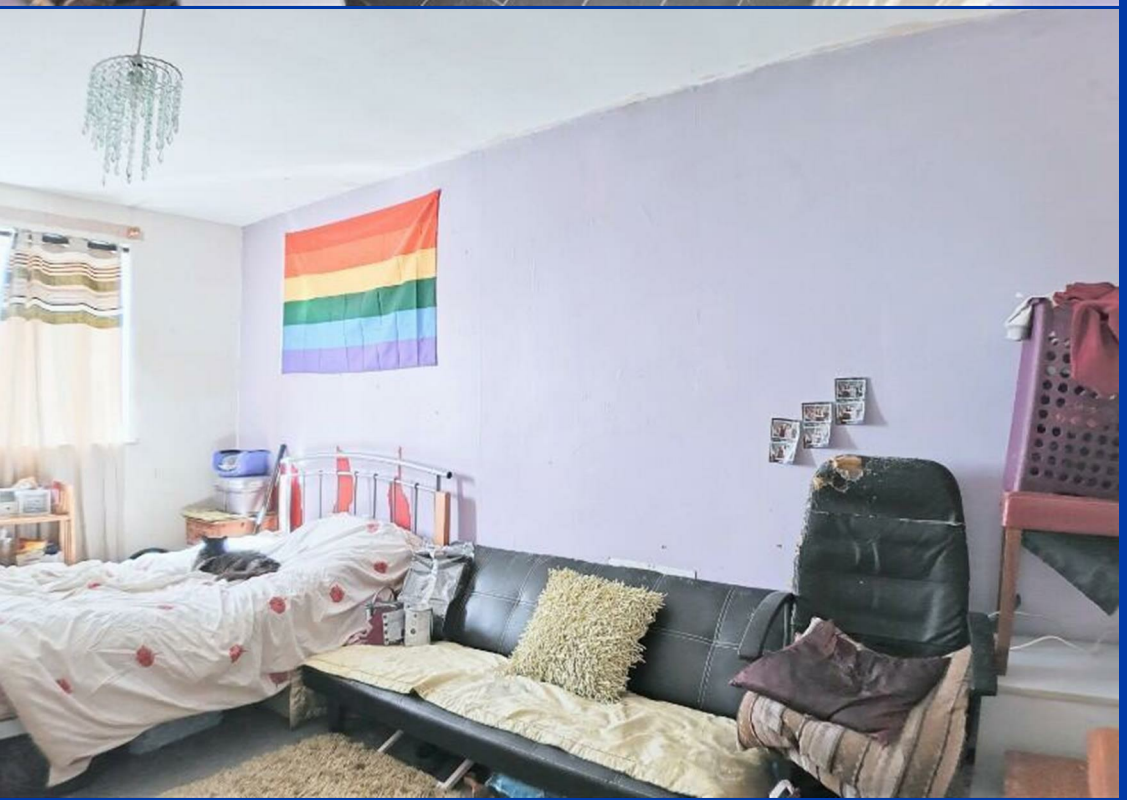
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – We have not been made aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Probate – NA
Rights & Easements – None known
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.


SOAK



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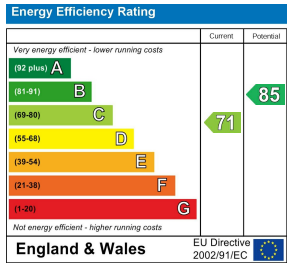

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We are in the process of producing a floorplan for this property. Please check back later.

Alternatively you can call us to register your interest on 0191 387 3000.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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RICS

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