



**78 Poplar Street**  
Stanley  
County Durham  
DH9 7AX

**£495 pcm**

Mid Terrace House  
Two Bedrooms  
Deceptively Spacious  
Ideal Starter Home!  
Close to All Local Amenities  
Available Late March 2024!



Safe and Secure welcome to the rental market this deceptively spacious two bedroom mid-terraced house. Available late March 2024 on an unfurnished basis the property would make an ideal home for a couple or small family. Situated on Poplar Street, Stanley, the property is ideally located a stone throw away from all local amenities including local schools.

Briefly comprising of: an entrance hall, lounge, kitchen, two bedrooms and family bathroom.

If you are interested please give our office a call on 0191 385 4477.

#### **ENTRANCE HALL**

Entrance door and built in storage cupboard.

#### **LOUNGE**

16' 10" x 17' 10" (5.14m x 5.45m) Double glazed window to front, marble effect fireplace, electric fire, radiator, telephone and television point.

#### **KITCHEN**

7' 9" x 10' 3" (2.38m x 3.13m) Part tiled walls, fitted wall and base units, work surfaces, single bowl sink and drainer unit, integrated electric oven, integrated electric hob, space for washing machine, radiator, double glazed window to rear and double glazed door to side.

#### **UTILITY ROOM**

Double glazed window to front and combination



boiler.

**BEDROOM 1**

18' 1" x 10' 1" (5.52m x 3.09m) Double glazed window to front and radiator.

**BEDROOM 2**

10' 8" x 8' 6" (3.27m x 2.61m) Double glazed window to rear and radiator.

**BATHROOM**

Tiled walls, white three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level, heated towel rail and double glazed window to rear.

**REAR YARD**

Walled boundaries.

**Local Authority  
Council Tax Band  
EPC Rating**

D

**Houghton Le Spring**

24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

**Contact**

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.