



27 Larkfield Crescent

Shiney Row
Houghton-le-Spring
DH4 4PE

£595 pcm

Two Bedrooms
Semi Detached House
Gas Central Heating & Double Glazing
Gardens Front and Rear
Driveway Parking
Viewing Recommended





Safe and Secure welcome to the rental market this two bedroom semi-detached house, available mid June 2024 on an unfurnished basis. Situated on Larkfield Crescent, Shiney Row, the property is conveniently situated within direct access of all local amenities as well as public transport links.

Briefly comprising of: an entrance hall, lounge, dining room, kitchen, two spacious bedrooms, wet room style bathroom, garden to rear and driveway to front.

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

ENTRANCE HALL

Double glazed entrance door, staircase to first floor, understairs storage cupboard, radiator and double glazed window to front.

LOUNGE

11' 5" x 11' 9" (3.48m x 3.60m) Two double glazed windows to rear, marble effect fireplace, marble inset and hearth, electric fire and radiator.

DINING ROOM

11' 10" x 9' 11" (3.61m x 3.03m) Double glazed window to front and radiator.

KITCHEN

8' 8" x 7' 10" (2.66m x 2.40m) Fitted wall and base units, work surfaces, single bowl sink and drainer unit, gas cooker point, space for washing



machine, built in storage cupboard, combination boiler, radiator, double glazed door to side and double glazed window to rear.

FIRST FLOOR LANDING

Double glazed window to side and access to loft space.

MASTER BEDROOM

14' 11" x 9' 10" (4.56m x 3.02m) Two double glazed window to front and rear, built in storage cupboard and radiator.

BEDROOM 2

9' 6" x 11' 9" (2.92m x 3.60m) Double glazed window to rear, built in storage cupboard and radiator.

BATHROOM

Cream three piece suite comprising of a wet room shower, pedestal wash hand basin, low level WC, radiator and double glazed window to rear.

FRONT GARDEN

Driveway and lawned area.

REAR GARDEN

Laid mainly to lawn and an outhouse providing storage enclosed by fenced boundaries.



Local Authority
Council Tax Band
EPC Rating | TBC

Houghton Le Spring
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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.