



11 Station Avenue North

Fencehouses
Houghton-le-Spring
DH4 6HS

£725 pcm

Mid Terraced House

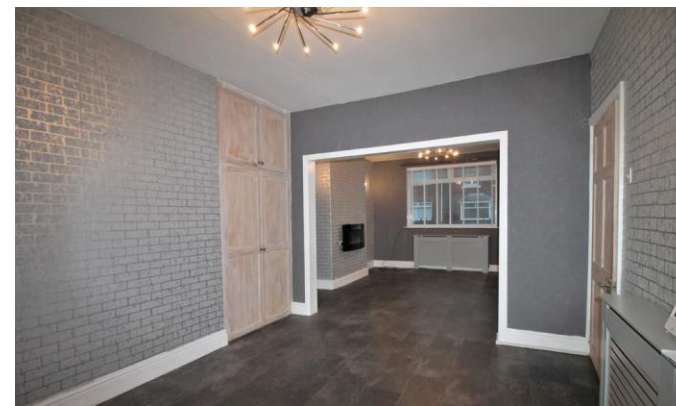
Three Bedrooms

Two Bathrooms

Spacious Accommodation

Loft Space

Enclosed yard to Front and Rear!





Safe and Secure welcome to the rental market this spacious three bedroom mid-terraced house, available early July 2024 on an unfurnished basis. Situated on Station Avenue North, Fencehouses, the property is provided with direct access to Houghton Town Centre, boasting local amenities and public transport links.

Briefly comprising of: an entrance porch, entrance hall, lounge, dining room, kitchen, bathroom, master bedroom with ensuite shower room, two bedrooms, additional loft space and enclosed yards to front and rear.

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

ENTRANCE PORCH

Double glazed entrance door.

ENTRANCE HALL

Staircase to first floor with spindle bannister.

LOUNGE

12' 5" x 13' 5" (3.81 m x 4.09m) Double glazed window to front, radiator and telephone and television point.

DINING ROOM

10' 8" x 14' 2" (3.26m x 4.33m) Double glazed French doors to rear and radiator.

KITCHEN



12' 9" x 8' 0" (3.89m x 2.46m) Part tiled walls, fitted wall and base units, work surfaces, 1 1/2 bowl sink and drainer unit, electric cooker point, radiator and double glazed window to rear.

FIRST FLOOR LANDING

Double glazed window to rear.

MASTER BEDROOM

7' 2" x 14' 9" (2.20m x 4.50m) Double glazed window to rear, fitted wardrobes and radiator.

MASTER ENSUITE

White three piece suite comprising of a step in shower cubicle, pedestal wash hand basin and low level WC.

BEDROOM 2

10' 0" x 13' 5" (3.07m x 4.10m) Double glazed window to rear and radiator.

BEDROOM 3

10' 5" x 5' 8" (3.19m x 1.75m) Double glazed window to front.

LOFT ROOM

16' 3" x 14' 11" (4.96m x 4.55m) Two Velux style windows.

BATHROOM

White three piece suite comprising of a panelled bath with shower over, low level WC, pedestal wash hand basin, radiator, extractor

fan and double glazed window to side.

REAR YARD

Mainly paved, decked area, and rear vehicular access.



Local Authority
Council Tax Band
EPC Rating

A
D



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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.