



3 Briar Avenue
Houghton-le-Spring
Tyne And Wear
DH4 5DY

£695 pcm

Mid Terraced House
Three Bedrooms
Well Presented Throughout
Ideal Family Home
Enclosed Yard to Rear
Available Early July 2024!





Safe and Secure welcome to the rental market this well presented three bedroom mid-terraced house, available early July 2024 on an unfurnished basis. Situated on Briar Avenue, in the popular area of Houghton-le-Spring. The well presented property would make an excellent family home, benefitting from being within direct access of all local amenities and public transport links.

Briefly comprising of: an entrance hall, lounge, kitchen, three bedrooms, family bathroom and enclosed yard to rear.

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

ENTRANCE HALL

Double glazed entrance door and staircase to first floor.

LOUNGE

14' 5" x 13' 1" (4.4m x 4.0m) Double glazed window to front, television point and electric storage heater.

KITCHEN

18' 4" x 7' 10" (5.6m x 2.4m) Fitted wall and base units, work surfaces, single bowl sink and drainer unit, electric cooker point, extractor hood, space for washing machine, electric storage heater, double glazed window to rear and double glazed window to rear.



FIRST FLOOR LANDING

Access to loft space.

MASTER BEDROOM

10' 5" x 11' 5" (3.2m x 3.5m) Double glazed window to front and electric storage heater.

BEDROOM 2

10' 2" x 10' 5" (3.1m x 3.2m) Double glazed window to rear and electric storage heater.

BEDROOM 3

8' 2" x 7' 2" (2.5m x 2.2m) Double glazed window to rear and electric storage heater.

BATHROOM

White three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level WC and double glazed window to rear.

FRONT GARDEN

Laid mainly to lawn and hedged part boundaries.

REAR GARDEN

Mainly paved enclosed by fenced boundaries.



**Local Authority
Council Tax Band
EPC Rating**

TBC

Houghton Le Spring

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

Contact

0191 3854477
info@safeandsecureproperties.c
o.uk
safeandsecureproperties.co.uk

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.