



8 Briarwood Street
Fencehouses
Houghton-le-Spring
DH4 6AZ

£575 pcm

Mid Terraced House
Two Bedrooms
Immaculate and Modern Throughout
Close To Local Amenities
Available Immediately





Safe and Secure welcome to the rental market this two bedroom mid-terraced house, available immediately on an unfurnished basis. Situated on Briarwood Street, Fencehouses, the well presented property would make an excellent starter home.

Briefly comprising of: lounge, kitchen/diner, two spacious bedrooms, family bathroom, enclosed gardens to front and rear.

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

KITCHEN

17' 4" x 9' 10" (5.3m x 3.0m) Fitted wall and base units, work surfaces, single bowl sink and drainer unit, electric cooker point, space for washing machine, radiator, double glazed window to front and double glazed door to front.

LOUNGE

15' 8" x 17' 0" (4.8m x 5.2m) Double glazed patio door to rear, wood effect fire place, tiled inset and hearth, electric fire, staircase to first floor, radiator, telephone and television point.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM 1

12' 5" x 12' 9" (3.8m x 3.9m) Double glazed window to front, radiator and television point.



BEDROOM 2

12' 5" x 8' 10" (3.8m x 2.7m) Double glazed window to rear and radiator.

BATHROOM

Tiled walls, white four piece suite comprising of a step in shower cubicle, free standing bath, vanity sink unit, low level WC, extractor fan, radiator and double glazed window to rear.

FRONT GARDEN

Mainly paved area enclosed by walled boundaries.

REAR GARDEN

Laid mainly to lawn, gravelled and paved areas enclosed by fenced boundaries.



Local Authority
Council Tax Band
EPC Rating

Sunderland City Council

A

TBC



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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.