



**47 Byland Court**

Glebe  
Washington  
NE38 7QH

**£695 pcm**

Mid Terrace House  
Four Bedrooms  
Available Immediately  
Garden to Rear!  
Close to Local Amenities  
Ideal Family Home





Safe and Secure welcome to the rental market this four bedroom mid-terrace house, available immediately on an unfurnished basis. Situated on Byland Court, Glebe, the spacious accommodation is within direct access to all local amenities including The Galleries Shopping Centre. Benefitting from access to all amenities as well as public transport links.

Briefly comprising of: an entrance hall, cloakroom/WC, lounge, kitchen, four spacious bedrooms, family 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 and radiator.

### **CLOAKROOM/WC**

Pedestal wash hand basin, low level WC and double glazed window to front.

### **LOUNGE**

15' 8" x 7' 10" (4.8m x 2.4m) Double glazed window to front and coving to ceiling.

### **KITCHEN**

15' 8" x 9' 10" (4.8m x 3.0m) Fitted wall and base units, work surfaces, single bowl sink and drainer unit, extractor hood, breakfast bar, radiator, double glazed window to rear and double



glazed French doors to rear.

### FIRST FLOOR LANDING

Radiator.

### BEDROOM 1

15' 8" x 11' 1" (4.8m x 3.4m) Double glazed French doors to front and double glazed window to front, radiator and television point.

### BEDROOM 2

11' 5" x 6' 6" (3.5m x 2.0m) Double glazed window to rear and radiator.

### SECOND FLOOR LANDING

### BEDROOM 3

15' 8" x 9' 10" (4.8m x 3.0m) Double glazed window to rear and radiator.

### BEDROOM 4

9' 10" x 11' 1" (3.0m x 3.4m) Double glazed window to front and radiator.

### BATHROOM

5' 6" x 7' 6" (1.7m x 2.3m) White three piece suite comprising of a panelled bath, pedestal wash hand basin, low level WC, radiator and extractor fan.

### FRONT GARDEN

Mainly paved and driveway.

### REAR GARDEN

Paved area enclosed by gated access.



**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Sunderland City Council

TBC



**Houghton Le Spring**  
24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
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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.