



**55 Brinkburn Crescent**  
Houghton-le-Spring  
Tyne And Wear  
DH4 5HD

**£725 pcm**

Semi Detached House  
Three Bedrooms  
Available Immediately  
Popular Location  
Ideal Family Home  
Off Road Parking





Safe and Secure welcome to the rental market this three bedroom semi-detached house, available immediately on an unfurnished basis. Situated on Brinkburn Crescent, Houghton-le-Spring, the property would make an excellent family home, closely situated within direct access of all local amenities including schools

Briefly comprising of: an entrance hall, lounge, kitchen, three spacious bedrooms, family bathroom, garden to rear and driveway to front.

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

#### **ENTRANCE HALL**

Double glazed entrance door and staircase to first floor.

#### **LOUNGE**

21' 11" x 12' 1" (6.7m x 3.7m) Two double glazed windows to front and rear and radiator.

#### **KITCHEN**

12' 5" x 7' 6" (3.8m x 2.3m) Part tiled walls, fitted wall and base units, work surfaces, single bowl sink and drainer unit, integrated electric oven and hob with extractor over, radiator, double glazed window to front and double glazed door to rear.

#### **FIRST FLOOR LANDING**

Access to loft space.



### **MASTER BEDROOM**

12' 5" x 8' 2" (3.8m x 2.5m) Double glazed window to rear and radiator.

### **BEDROOM 2**

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

### **BEDROOM 3**

10' 5" x 8' 6" (3.2m x 2.6m) Double glazed window to front and radiator.

### **BATHROOM**

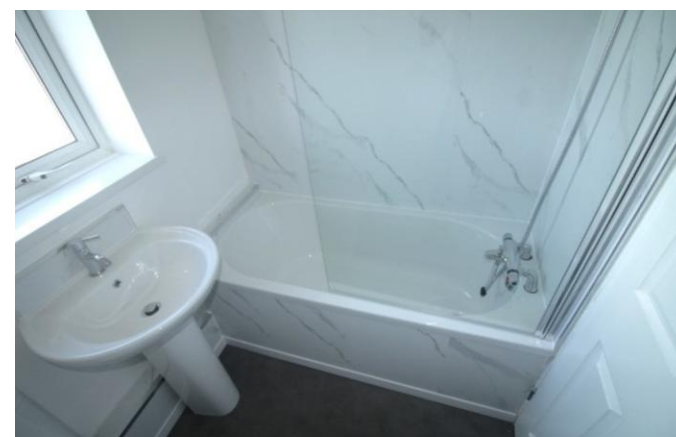
White three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, extractor fan and double glazed window to rear.

### **FRONT GARDEN**

Paved and gravelled areas providing off road parking enclosed by fenced boundaries.

### **REAR GARDEN**

Laid mainly to lawn and paved area 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

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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.