



**36 Fairy Street**

Hetton Le Hole  
Houghton Le Spring  
DH5 9EJ

**£495 pcm**

Two Bedrooms  
Unfurnished  
Available from August 2025  
Close to All Local Amenities  
Great Family Home  
Private Rear Yard





Safe and Secure welcome to the rental market this two bedroom mid-terraced house, available mid August 2025 on an unfurnished basis. Situated on Fairy Street, Hetton-le-Hole, the property is within a short walking distance of all local amenities.

Briefly comprising of: a entrance hall, lounge, kitchen, family bathroom, two bedrooms and yard to rear.

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

### **LOUNGE**

4.849m x 3.930m Double glazed window to rear, stone effect fireplace, electric fire, telephone and television point and radiator.

### **KITCHEN**

2.319m x 2.811m Part tiled walls fitted wall and base units with work surfaces, single bowl sink and drainer unit, combination boiler, radiator and double glazed window to rear.

### **FIRST FLOOR LANDING**

Double glazed window to front, access to loft space and dado rail.

### **BEDROOM ONE**

4.854m x 2.396m Double glazed window to rear, television point and radiator.

### **BEDROOM TWO**



2.336m x 2.353m Double glazed window to front and radiator.

### **BATHROOM**

2.302m x 1.667m Tiled walls white three piece suite comprising of a panelled bath with a shower over, pedestal wash hand basin, low level WC, tow double glazed window to front and one radiator.

### **FRONT EXTERNAL**

### **PRIVATE REAR YARD**

Paved with gated access.

### **ENTRANCE PORCH**

2.005m x 1.003m Double glazed entrance door.



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

Sunderland City Council

A

D



**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.