



247 Sulgrave Road
Sulgrave
Washington
NE37 3DE

£525 pcm

Mid Terraced House
Three Bedrooms
Available Immediately
Popular Area
Close to all Local Amenities
Deceptively Spacious





Safe and Secure welcome back to the rental market this three bed mid terraced available immediately on an unfurnished basis. Situated on Sulgrave Road, Sulgrave.

Briefly comprising of entrance hallway, lounge, fitted kitchen/diner, downstairs WC, three bedrooms and family shared bathroom. Externally, there is a garden to the rear. The property is close to Washington Galleries shopping centre, schools and on a main bus route.

Call our lettings team to arrange your viewing.

ENTRANCE HALLWAY

Stairs to the first floor, built-in storage cupboards, vinyl flooring

DOWN STAIRS CLOAK/WC

Comprises: Low level wc, wash hand basin, window to front, double panelled radiator, vinyl flooring

LOUNGE

14' 11" x 10' 11" (4.55m x 3.33m) Window & access door to the enclosed rear garden, two double panelled radiators, laminate flooring

KITCHEN/DINING AREA

20' 1" x 8' 9" (6.12m x 2.67m) Includes a range of fitted wall & base units, integrated electric oven with electric hob & extractor, stainless steel sink &



drainer unit, free standing fridge freezer point, plumbing for an automatic washing machine, part tiled walls, part laminate flooring & part vinyl flooring

FIRST FLOOR LANDING

With airing cupboard

BEDROOM ONE

14' 11" x 8' 10" (4.55m x 2.69m) Two windows to front, double panelled radiator

BEDROOM TWO

14' 3" x 8' 1" (4.34m x 2.46m) Window to rear, double panelled radiator

BEDROOM THREE

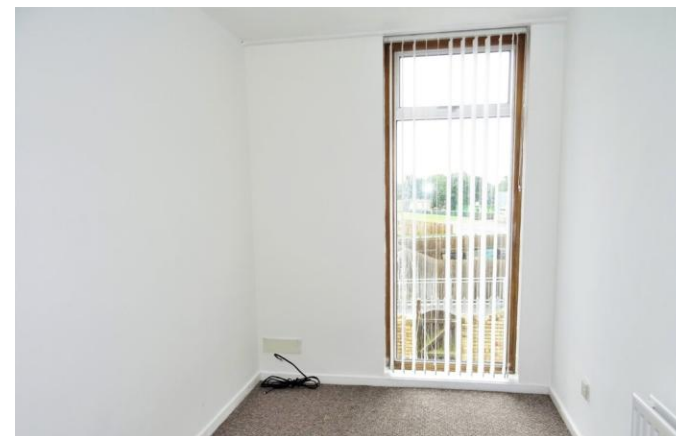
10' 11" x 6' 7" (3.33m x 2.01m) Window to rear, double panelled radiator

BATHROOM

White three piece suite comprising of panelled bath, low level wc, wash hand basin, skylight window, storage cupboard, vinyl flooring.

EXTERNALLY

An enclosed garden is situated to the rear & a smaller enclosed area lies to the front



Local Authority
Council Tax Band
EPC Rating

C

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24-25 Westbourne Terrace
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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.