



122 Brinkburn Crescent
Houghton-le-Spring
Tyne And Wear
DH4 5HA

£725 pcm

Two Bedrooms
Semi Detached House
Gas Central Heating & Double Glazing
Conservatory
Ideal For a Variety of Tenants
Viewing Recommended



Safe and Secure welcome to the rental market this two 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, two spacious bedrooms, family bathroom, garden to rear and driveway to front.

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

LIVING ROOM

19' 5" x 10' 5" (5.92m x 3.18m) Double glazed window to front, double glazed French doors to conservatory, telephone point, television point and two radiators.

CONSERVATORY

7' 11" x 7' 6" (2.42m x 2.29m) Double glazed window to rear and side, double glazed patio doors to garden and radiator.

UTILITY ROOM

6' 10" x 8' 10" (2.09m x 2.71 m) Work surfaces and double glazed door to rear.

LANDING

Double glazed window to side and access to loft space.



BEDROOM ONE

8' 11" x 15' 1" (2.72m x 4.6m) Double glazed window to front and radiator.

BEDROOM TWO

Double glazed window to rear, built-in storage cupboard and radiator.

BATHROOM

White 3 piece suite comprising of panelled bath with shower over, pedestal wash hand basin, low level wc. Part tiled walls, extractor fan, heated towel rail and double glazed window to rear.

FRONT GARDEN

Mainly paved with gravelled area, hedged and fenced boundaries and off street parking.

REAR GARDEN

Laid mainly to lawn with paved area, fenced and hedges boundaries



Local Authority
Council Tax Band
EPC Rating

Sunderland City Council

A

TBC



Houghton le Spring
24-25 Westbourne Terrace
Houghton Le Spring
Tyne And Wear
DH4 4QT

Contact
0191 3854477
info@safeandsecureproperties.co.uk
o.uk
safeandsecureproperties.co.uk

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.