



52 Leyburn Grove
Houghton-le-Spring
Tyne And Wear
DH4 5EQ

£595 pcm

Semi Detached House
Two Bedrooms
Newly Decorated Throughout
Available Immediately
Driveway to Front
Great Location!





ENTRANCE HALL

Double glazed entrance hall, staircase to first floor with spindle banister and radiator.

LOUNGE

11' 11" x 21' 3" (3.64m x 6.50m) Double glazed windows to front and rear, wood effect fireplace, electric fire, radiator, telephone and television point,

KITCHEN

8' 11" x 11' 7" (2.72m x 3.55m) Part tiled walls, fitted wall and base units, work surfaces, single bowl sink and drainer unit, integrated electric oven, integrated gas hob, extractor hood, space for washing machine, combination boiler, radiator, double glazed window to rear and double glazed window to rear.

MASTER BEDROOM

16' 4" x 9' 8" (4.99m x 2.95m) Double glazed window to front, fitted wardrobes and radiator.

BEDROOM 2

8' 10" x 11' 5" (2.70m x 3.48m) Double glazed window to rear, fitted wardrobes and radiator.

BATHROOM

Tiled walls, white three piece suite comprising of a panelled bath, pedestal wash hand basin, low level WC, radiator and double glazed window to rear.

FRONT GARDEN

Mainly paved area offering off street parking enclosed by brick boundaries.

Safe and Secure welcome to the rental market this two bedroom semi-detached house, available immediately on an unfurnished basis. Situated on Leyburn Grove, Houghton-le-Spring, the newly

decorated property would make an excellent starter or family home.

Briefly comprising of: an entrance hall, lounge, kitchen, two bedrooms, family bathroom, gardens to front and rear.

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



**Local Authority
Council Tax Band
EPC Rating**

TBC



Houghton le Spring
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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.