



**5 West Wing**  
Dame Margaret Hall  
The Avenue  
NE38 7BF

**£725 pcm**

First Floor Apartment  
Two Bedrooms  
Well Presented Throughout  
Located within a Historic Estate  
Private Residence  
Beautiful Communal Gardens  
Grade II Listed Buildings





Safe and Secure are delighted to welcome to the rental market this executive first floor two bedroom apartment, situated in the stunning Grade II listed building of Dame Margaret Hall. Secluded in the historic estate the hall benefits from extensive grounds featuring allocated parking within the gated residence and landscaped gardens. Situated on The Avenue the ideal location provides direct access to Washington Village and the surrounding cities of Newcastle, Durham and Sunderland.

Briefly comprising of: an entrance hall, lounge, kitchen, master bedroom, second bedroom and family bathroom.

If you are interested please give us a call on 0191 385 44477.

#### ENTRANCE HALL

Security entry system, built in storage cupboard and radiator.

#### LOUNGE

14' 4" x 18' 4" (4.38m x 5.60m) Double glazed window to front, coving to ceiling, marble effect fire place and two radiators.

#### KITCHEN

10' 7" x 8' 4" (3.23m x 2.55m) Part tiled walls, fitted wall and base units, work surfaces, 1 1/2 bowl sink unit, extractor hood, integrated electric oven and hob, integrated dishwasher and washing



machine, integrated fridge-freezer and double glazed window to front.

### MASTER BEDROOM

14' 7" x 13' 3" (4.46m x 4.06m) Double glazed window to front and two radiators.

### BEDROOM 2

12' 10" x 9' 3" (3.93m x 2.84m) Double glazed window to front and radiator.

### BATHROOM

Tiled walls, white three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level WC, extractor fan and radiator.



<b>Local Authority</b>	Sunderland City Council
<b>Council Tax Band</b>	B
<b>EPC Rating</b>	C

**Houghton le Spring**  
24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
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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.