



**22 Mimosa Drive (E)**

Hebburn  
Tyne & Wear  
NE31 2PP

**£950 pcm**

Mid Terraced House  
Three Bedrooms  
Gas Central Heating & Double Glazing  
Popular Location  
Ideal Family Home  
Close to All Local Amenities





Safe and Secure welcome to the rental market this three bedroom mid-terraced house. Available on an unfurnished basis. Situated on Mimosa Drive, Hebburn, the deceptively spacious property would make an excellent family home.

Briefly comprising of: an entrance hall, lounge, dining room, kitchen, three spacious bedrooms, family bathroom and enclosed gardens to front and rear.

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

### **ENTRANCE HALL**

Double glazed entrance door, staircase to first floor and under stairs storage cupboard.

### **LOUNGE**

13' 1" x 11' 9" (4.0m x 3.6m) Double glazed window to front, radiator, telephone and television point.

### **DINING ROOM**

9' 2" x 10' 2" (2.8m x 3.1m) Double glazed window to rear and radiator.

### **KITCHEN**

11' 1" x 9' 10" (3.4m x 3.0m) Part tiled walls, fitted wall and base units, work surfaces, single bowl sink and drainer unit, integrated electric oven, integrated electric hob, extractor hood, space for washing machine, double glazed window to rear and double glazed door to rear.

## MASTER BEDROOM

13' 1" x 9' 2" (4.0m x 2.8m) Double glazed window to rear and radiator.

## BEDROOM 2

11' 9" x 10' 2" (3.6m x 3.1m) Double glazed window to front and radiator.

## BEDROOM 3

8' 6" x 9' 2" (2.6m x 2.8m) Double glazed window to front and radiator.

## BATHROOM

Part tiled walls, white three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, extractor fan and double glazed window to rear.

## FRONT GARDEN

Paved and gravelled areas enclosed by walled boundaries.

## REAR GARDEN

Paved and gravelled areas enclosed by fenced boundaries.



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

C



**Houghton le Spring**  
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.