



**17b Houghton Road**  
Newbottle  
Houghton Le Spring  
DH4 4EF

**£495 pcm**

One Bedroom  
Ground Floor Flat  
Close To Local Amenities  
Available Now  
Unfurnished  
Ideal Starter Home



Safe and Secure Properties welcome to the rental market this surprisingly spacious 1 bedroom ground floor apartment in the popular area of Newbottle, Houghton Le Spring. Available on an unfurnished basis! Close to local shops and on main bus route with links to the A690 and A19. With added benefit of off-street parking!

Briefly comprising of: a lounge, kitchen, master bedroom and bathroom.

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

### **KITCHEN**

Double glazed entrance door, tiled walls, fitted wall and base units, work surfaces, single bowl sink unit, integrated electric oven, integrated electric hob, space for washing machine, integrated fridge and double glazed window to side.

### **LOUNGE**

Double glazed window to side, television and telephone point and radiator.

### **MASTER BEDROOM**

Double glazed window to rear and radiator.

### **BATHROOM**

White three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level WC and radiator.



**EXTERNALLY**

Coummunal yard with off road parking.

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

Sunderland City Council

A

E

**Houghton Le Spring**

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

**Contact**

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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.