



**3 Pemberton Bank**  
Easington Lane  
Houghton-Le-Spring  
DH5 0HN

**£695 pcm**

Mid Terraced House  
Two Bedrooms  
Gas Central Heating & Double Glazing  
Ideally For a Variety of Tenants  
Close to Local Amenities & Transport  
Links  
Available Now



Safe & Secure Properties are delighted to welcome to the market this spacious two-bedroom mid-terrace property, ideally located on Pemberton Bank in Easington Lane. The property is conveniently situated close to local amenities and excellent transport links, making it an ideal purchase for a range of tenants.

#### **ENTRANCE HALL**

Double glazed entrance door and double glazed window to front.

#### **LOUNGE**

12' 9" x 12' 11" (3.90m x 3.94m) Double glazed window to front, tiled inset & hearth, telephone point, television point, ceiling rose and radiator.

#### **DINING HALL**

13' 5" x 13' 4" (4.09m x 4.07m) Double glazed window to rear, wood effect fireplace, tiled inset & hearth, ceiling rose and radiator.

#### **KITCHEN**

7' 2" x 10' 11" (2.19m x 3.35m) Fitted wall and base units, works surfaces, single drainer sink, built-in electric oven, built-in electric hob, extractor hood, tiled floor, double glazed window to side and rear and double glazed side.

#### **BEDROOM**

16' 8" x 13' 0" (5.10m x 3.97m) Double glazed window to front, fireplace and radiator.



## BEDROOM

13' 8" x 10' 11" (4.18m x 3.34m) Double glazed window to rear, fitted wardrobes and radiator.

## BATHROOM

White three piece suite comprising of panelled bath, with shower over, vanity unit, low level wc, tiled walls, tiled floor and double glazed window to side.

## YARD

Enclosed rear yard, mainly paved, gravelled area and gate access.



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

C

**Houghton Le Spring**

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

**Contact**

0191 3854477  
info@safeandsecureproperties.c  
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.