



**Dame Margaret Hall**

The Avenue  
Washington Village  
NE38 7BF

**£850 pcm**

Ground Floor Apartment  
Two Bedrooms  
Located within a Historical Site  
Private Gated Entrance  
Beautiful Surrounding Grounds  
Grade II Listed Building





Safe and Secure are delighted to welcome to the rental market this immaculate ground floor 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, dining kitchen, master bedroom with ensuite, second bedroom and family bathroom.

#### **ENTRANCE HALL**

Three windows and two built in storage cupboards.

#### **LOUNGE**

17' 6" x 13' 6" (5.35m x 4.14m) Three windows and two radiators.

#### **DINING/KITCHEN**

15' 1" x 13' 3" (4.60m x 4.04m) Fitted wall and base units, work surfaces, 1 1/2 bowl sink and drainer unit, integrated electric oven and hob, integral fridge freezer, integrated washing machine, integrated dishwasher, radiator, three windows and breakfast bar.

#### **MASTER BEDROOM**



13' 10" x 13' 8" (4.24m x 4.19m) Two windows and radiator.

### **ENSUITE**

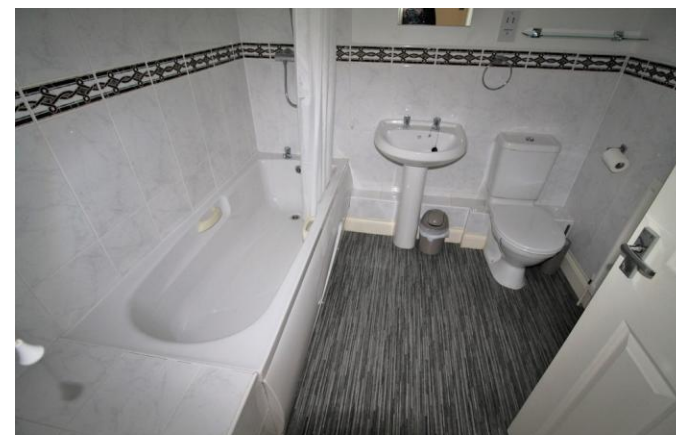
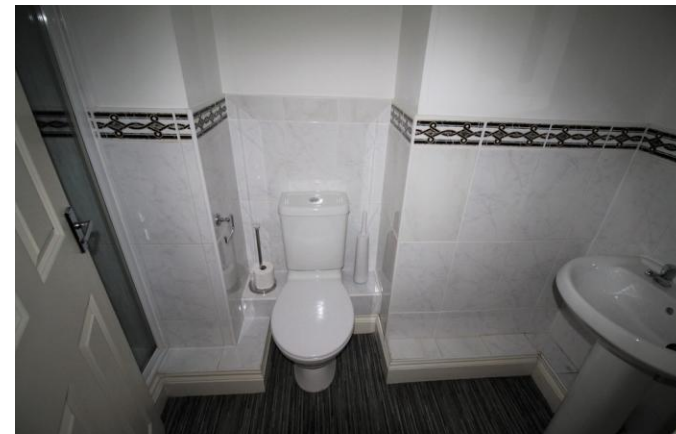
Part tiled walls, white three piece suite comprising of a step in shower cubicle, pedestal wash hand basin, low level WC and radiator.

### **BEDROOM 2**

7' 11" x 13' 9" (2.42m x 4.20m) Window 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 and radiator.



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

Sunderland City Council

C

D



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

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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.