



6 Blind Lane (E)
Houghton-le-Spring
Tyne And Wear
DH4 5JN

£775 pcm

Semi Detached House
Three Bedrooms
Newly Refurbished Throughout
Perfect Family Home!
Available January 2025!





Safe and Secure are delighted to welcome to the rental market this newly refurbished three bedroom semi-detached house, available January 2025 on an unfurnished basis. Situated on Blind Lane, Houghton-le-Spring, the property is conveniently situated within direct access of public transport links and local amenities. The sizeable property would make an excellent family home benefitting from large gardens to front and rear.

The property briefly comprises of: an entrance porch, lounge, dining room, kitchen, rear porch, three spacious bedrooms, family bathroom, gardens to front and rear.

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

ENTRANCE PORCH

Double glazed entrance door, double glazed windows to front and side and courtesy light.

LOUNGE

10' 10" x 14' 7" (3.32m x 4.46m) Double glazed window to front, coving to ceiling, double glazed French door, radiator and television point.

DINING ROOM

11' 11" x 9' 4" (3.65m x 2.85m) Double glazed window to front, coving to ceiling, staircase first floor, UPVC entrance door and radiator.

REAR PORCH

6' 9" x 3' 4" (2.06m x 1.02m) Double glazed window to side and double glazed door.

KITCHEN

15' 3" x 4' 9" (4.67m x 1.45m) Part tiled walls, fitted wall and base units, work surfaces, single bowl sink and drainer unit, extractor hood, integrated electric oven, integrated electric hob, space for washing machine,

built in storage cupboard, radiator, double glazed window to rear and double glazed door to rear.

FIRST FLOOR LANDING

Double glazed window to side, access to loft space and radiator.

BEDROOM 1

10' 11" x 7' 8" (3.35m x 2.34m) Double glazed window to front, coving to ceiling and radiator.

BEDROOM 2

7' 11" x 6' 8" (2.43m x 2.05m) Double glazed window to rear, coving to ceiling and radiator.

BEDROOM 3

12' 0" x 9' 4" (3.66m x 2.86m) Double glazed window to front, coving to ceiling, built in storage cupboard housing combination

boiler and radiator.

BATHROOM

Part tiled walls, white three piece suite comprising of panelled bath with shower over, vanity sink unit, low level WC, radiator, extractor fan and double glazed window to rear.

FRONT GARDEN

Laid mainly to lawn with paved areas enclosed by fenced boundaries.

REAR GARDEN

Laid mainly to lawn with paved areas enclosed by fenced boundaries.



**Local Authority
Council Tax Band
EPC Rating**

TBC



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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.