



13 Nawton Avenue
Southwick
Sunderland
SR5 1JR

£950 pcm

Three Bedrooms
Semi-Detached
Gas Central Heating & Double Glazing
Great Location
Ideal for a Variety of Tenants
Enclosed Rear Garden





Safe and Secure are delighted to welcome to the market this Three Bedroom Semi detached house in the sought after area of Nawton Avenue, Southwick.

This spacious home benefits from gas central heating, double glazing and attached single garage. Close to local amenities and transport links, the property would suit a wide variety of buyers. Viewings recommended.

ENTRANCE HALL

Double glazed entrance door, staircase to first floor with spindle banister and radiator.

LOUNGE

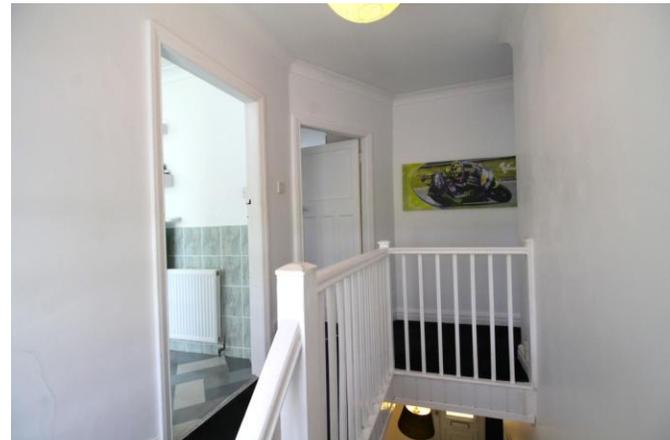
12' 2" x 13' 10" (3.73m x 4.22m) Double glazed bay window to front, wood effect fireplace, electric fire, telephone point, television point, coving to ceiling and radiator.

KITCHEN

15' 8" x 16' 0" (4.80m x 4.90m) Fitted with a range of wall and base units with coordinating work surfaces over, single drainer sink, gas cooker point, part tiled wall, double glazed window to rear garden, double glazed door to side and radiator.

UTILITY ROOM

5' 4" x 9' 2" (1.65m x 2.80m) Base units with work surfaces over, sink unit, space for washing machine, space for tumble dryer, part tiled walls and double glazed door to garage.



FIRST FLOOR LANDING

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

BEDROOM ONE

11' 5" x 13' 0" (3.50m x 3.98m) Double glazed bay window to front, fitted wardrobes and radiator.

BEDROOM TWO

12' 5" x 10' 9" (3.80m x 3.30m) Double glazed window to rear, fitted wardrobes and radiator.

BEDROOM THREE

10' 2" x 11' 9" (3.12m x 3.60m) Double glazed window to front, built-in storage cupboard and radiator.

BATHROOM

White four piece suite comprising of corner bath, pedestal wash hand basin, step in shower cubical and low level wc. Part tiled walls, double glazed window to rear and radiator.

GARAGE

11' 4" x 17' 9" (3.47m x 5.42m) Attached garaged, light and power points, roller shutter door and double glazed window to rear.

FRONT GARDEN

Mainly paved, wall boundaries and off street parking.

REAR GARDEN

Laid mainly to lawn, paved area, fenced boundaries and gated access.



Local Authority
Council Tax Band
EPC Rating

C



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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.