



8 Derwent Terrace

Columbia
Washington
NE38 7AT

£625 pcm

First Floor Flat
Two Bedrooms
Enclosed Yard to Rear!
Close to all Local Amenities
Deceptively Spacious Flat!
Available Late November





Safe and Secure are delighted to welcome to the rental market this two bedroom first floor flat, available on an unfurnished basis. Situated on Derwent Terrace, Columbia, the deceptively spacious property is conveniently situated within direct access to all local amenities and is a short walk from The Galleries Shopping Centre.

Briefly comprising of: an entrance hall, lounge/diner, kitchen, two bedrooms, family bathroom and yard to rear.

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

ENTRANCE HALL

UPVC entrance door and staircase to first floor.

FIRST FLOOR LANDING

Access to loft space, built in storage cupboard and radiator.

LOUNGE/DINER

22' 11" x 12' 2" (7.01m x 3.71m) Two double glazed windows to rear, wood effect fireplace, marble inset and wood hearth, feature fireplace and two radiators.

KITCHEN

8' 8" x 7' 1" (2.65m x 2.16m) Fitted wall and base units, work surfaces, single bowl sink and drainer unit, integrated electric oven, integrated electric oven, integrated gas hob, extractor hood, space



for washing machine and double glazed window to side.

REAR PORCH

Staircase to ground floor leading to yard.

MASTER BEDROOM

12' 3" x 11' 2" (3.75m x 3.42m) Double glazed window to front, mirror fronted sliding wardrobes and radiator.

BEDROOM 2

9' 1" x 8' 6" (2.78m x 2.60m) Double glazed window to front and radiator.

BATHROOM

Tiled walls and floor, white three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level WC, radiator and double glazed window to side.

REAR YARD

Paved area enclosed by fenced boundaries.



Local Authority
Council Tax Band
EPC Rating

Sunderland City Council
A
TBC

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.