



478 Coach Road Estate

Usworth
Washington
NE37 2HJ

£750 pcm

Two Bedrooms
Semi-Detached
Gas Central Heating & Double Glazing
Great Location
New Kitchen
Available Now



Safe & Secure Properties welcome to the rental market this beautifully presented two-bedroom home, available now and ideal for families, couples or professionals. The property is conveniently located close to a range of local amenities, well-regarded schools and excellent transport links including the A194.

ENTRANCE HALL

Double glazed entrance door, double glazed window to side, staircase to first floor and built-in cupboard

LOUNGE/DINER

11' 1" x 19' 4" (3.39m x 5.91 m) Double glazed window to front, telephone point, television point, coving to ceiling, ceiling rose, double French doors and radiator.

KITCHEN

Fitted wall and base unit, work surfaces, double drainer sink unit, built-in electric oven, built-in electric hob, extractor fan, space for washing machine, tiled walls, tiled floor and double glazed window to rear and double glazed rear and double glazed door to side.

BEDROOM

8' 9" x 12' 7" (2.69m x 3.86m) Double glazed window to front, fitted wardrobes, coving to ceiling and radiator.

BEDROOM



9' 11" x 10' 4" (3.03m x 3.16m) Double glazed window to rear, coving to ceiling and radiator.

BATHROOM

White three piece suite comprising of panelled bath, with shower over, low level wc, pedestal wash hand basin, tiled walls, extractor fan, double glazed window to rear and heated towel rail.

FRONT GARDEN

Laid mainly to lawn, fenced boundaries and gate access.

REAR GARDEN

Mainly paved, gravelled area and fenced boundaries.



Local Authority
Council Tax Band
EPC Rating

Sunderland City Council

A

C

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.