STUART EDWARDS









# Fenton Terrace

## New Herrington, Houghton Le Spring DH4 7AZ

- THREE BEDROOM MID-TERRACED HOUSE
- SPACIOUS LOUNGE - SEPARATE DINING ROOM
- MODERN KITCHEN WITH INTEGRATED OVEN AND HOB
- BATHROOM
- FRONT GARDEN & REAR YARD WITH PARKING
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- POPULAR NEW HERRINGTON LOCATION
- EXCELLENT ACCESS TO THE A19, A690 AND A1(M)
- CLOSE TO LOCAL AMENITIES
- AVAILABLE NOW - UNFURNISHED

## £750 Per Month

**Council Tax Band: A**
**EPC Rating: C**

**FULL DESCRIPTION**
AVAILABLE IMMEDIATELY | UNFURNISHED | THREE BEDROOMS

Situated in the popular residential village of New Herrington, this well-presented three-bedroom mid-terraced home is offered to the rental market on an unfurnished basis and is available for immediate occupation. Ideally suited to families, professional couples and commuters, the property offers spacious accommodation combined with an excellent location close to everyday amenities and major transport routes.

The accommodation comprises an inviting lounge, separate dining room, fitted kitchen, three well-proportioned bedrooms and a family bathroom. The property further benefits from gas central heating and double glazing throughout.

Externally, there is a front garden and an enclosed rear yard, providing low-maintenance outdoor space.

New Herrington is a highly regarded village offering a range of local amenities including shops, supermarkets, schools, healthcare facilities and leisure amenities. The property is well positioned for access to Sunderland, Durham and Newcastle, with excellent road links via the A19, A690 and A1(M). Public transport services are also available nearby, making this an ideal base for commuters.

For those who enjoy the outdoors, Herrington Country Park is just a short distance away, offering beautiful open green spaces, walking and cycling routes, while the iconic Penshaw Monument is also within easy reach.

Early viewing is highly recommended to appreciate the accommodation and convenient location on offer.

**ENTRANCE**
UPVC double glazed entrance door.

**LOUNGE**
13'11 x 10'0
Radiator.

**DINING ROOM**
13'6 x 11'10
Radiator and under stair storage cupboard.

**KITCHEN**
10'0 x 9'7
Range of wall and floor units with contrasting laminate worktops and inset stainless steel sink unit with mixer tap. Integrated electric oven, ceramic hob and extractor hood. Plumbed for automatic washing machine, tiled splashbacks and UPVC rear entrance door leading to the enclosed yard.

**FIRST FLOOR LANDING**

**BEDROOM 1**
15'0 x 9'7
Radiator.

**BEDROOM 2**
9'1 x 13'1
Radiator and built-in cupboard housing the central heating boiler.

**BEDROOM 3**
16'4 x 5'8
Radiator.







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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 for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.