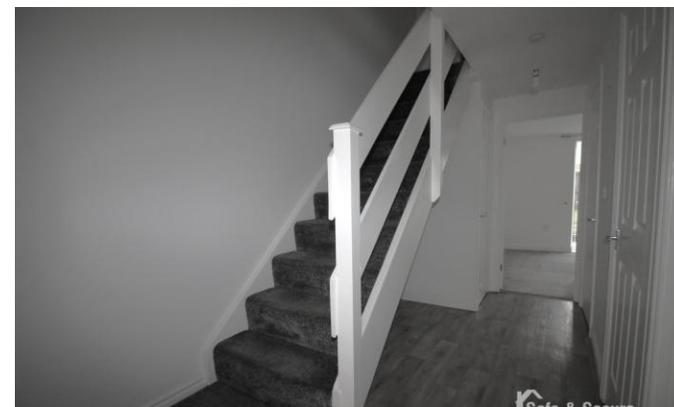




**67 Marlborough Road**  
Sulgrave  
Washington  
NE37 3BT

**£700 pcm**

Three well-proportioned bedrooms  
Spacious mid-terrace family home  
Large enclosed rear garden  
UPVC double glazing throughout  
Close to local amenities  
Viewing recommended





Safe & Secure are delighted to offer to the rental market this beautifully presented three-bedroom mid-terrace home, ideally situated on Marlborough Road, Sulgrave.

Offering generous living accommodation throughout, this property would make an excellent family home. The ground floor provides spacious and well-proportioned living areas, while to the first floor are three good-sized bedrooms and a family bathroom.

Externally, the property benefits from a large enclosed rear garden - perfect for families or those who enjoy outdoor space. Additional features include UPVC double glazing throughout and gas central heating.

Conveniently located within easy reach of local amenities, schools and transport links, this property is expected to attract high levels of interest.

Early viewing is highly recommended to avoid disappointment.

### **ENTRANCE HALL**

Double glazed entrance door, staircase to first floor, spindle banister and built-in cupboard.

### **CLOAKROOM**

Double glazed window to front, low level wc, pedestal wash hand basin, part tiled walls.

### **LOUNGE**

10' 10" x 14' 11" (3.31 m x 4.57m) Double glazed patio doors to rear, telephone point, television



point and radiator.

### **KITCHEN/DINER**

8' 9" x 20' 0" (2.67m x 6.11m) Fitted wall and base units, work surfaces, 1 1/2 bowl sink unit, built-in electric oven, built-in electric hob, extractor hood, space for washing machine, tiled walls, radiator, double glazed window to front.

### **LANDING**

Storage cupboard.

### **BEDROOM ONE**

9' 3" x 14' 11" (2.82m x 4.57m) Double glazed windows to front and radiator.

### **BEDROOM TWO**

8' 4" x 14' 2" (2.56m x 4.34m) Double glazed window to rear and radiator.

### **BEDROOM THREE**

10' 11" x 6' 5" (3.34m x 1.97m) Double glazed window to rear and radiator.

### **BATHROOM**

White three piece suite comprising of panelled bath, vanity unit, low level wc, tiled walls, radiator, spotlights and skylight.

### **FRONT GARDEN**

Mainly paved and fenced boundaries.

### **REAR GARDEN**

Laid mainly to lawn, paved area and fenced boundaries.



**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Sunderland City Council

A

D



**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.