



107 Rose Avenue
Fencehouses
Houghton Le Spring
DH4 6JA

£800 pcm

Three Bedrooms
Mid Terraced
Available Mid September
Immaculate Throughout
Driveway Parking
Viewing Highly Recommended





Safe & Secure Properties are delighted to welcome to the rental market this well-presented three-bedroom mid-terraced home, available on an unfurnished basis. Ideally situated on Rose Avenue in Fencehouses, the property offers spacious accommodation throughout and is conveniently located close to a range of local amenities, schools, shops, and excellent transport links, making it an ideal home for families, couples, and professionals alike.

The property benefits from double glazing, gas central heating, and a modern refitted bathroom. Externally, there is a private rear garden and a driveway providing convenient off-street parking.

ENTRANCE PORCH

UPVC double glazed entrance door and windows to front and side.

ENTRANCE HALL

UPVC double glazed door, staircase to first floor, under stairs storage cupboard, doors leading to:

LOUNGE

12' 7" x 14' 4" (3.84m x 4.37m) Double glazed window to front, coving to ceiling, radiator.

DINING AREA

15' 8" x 9' 1" (4.80m x 2.79m) Double glazed window to rear, coving to ceiling, radiator.

KITCHEN AREA



9' 4" x 10' 6" (2.85m x 3.21m) Fitted wall and base units with work surfaces, sink unit, integrated electric oven and gas hob with extractor hood over, fridge freezer, washing machine, double glazed window and door to rear garden.

FIRST FLOOR LANDING

Access to loft, storage cupboard, doors leading to:

BEDROOM ONE

11' 2" x 11' 6" (3.41m x 3.51m) Double glazed window to front, coving to ceiling, storage cupboard, radiator.

BEDROOM TWO

9' 5" x 12' 8" (2.88m x 3.88m) Double glazed window to rear, storage cupboard, coving to ceiling, radiator.

BEDROOM THREE

7' 9" x 9' 1" (2.38m x 2.78m) Double glazed window to front, storage cupboard, coving to ceiling, radiator

EXTERNAL AREA

To the rear of the property is a private, paved, enclosed garden with outbuilding for storage. To the front there is a driveway providing off street parking.



Local Authority
Council Tax Band
EPC Rating

Sunderland City Council

A

D



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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.