



3 Ruskin Avenue (E)

Easington Lane
Houghton-le-Spring
DH5 0NX

£695 pcm

Semi Detached House
Two Bedrooms
Loft Storage Space
Driveway to Front
Well Presented Throughout
Ideal Family Home
Available Immediately





Safe and Secure are delighted to welcome to the rental market this two bedroom semi-detached house, available immediately on an unfurnished basis. Situated on Ruskin Avenue, Easington Lane, the well presented property is conveniently located within direct access of all local amenities as well as schools.

Briefly comprising of: an entrance hall, lounge, dining room, kitchen, first floor landing, two spacious bedrooms, family bathroom, loft room storage, front and rear garden.

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

ENTRANCE HALL

Double glazed entrance door, double glazed window to side, staircase to first floor, understairs storage cupboard, radiator and telephone point.

LOUNGE

12' 9" x 11' 0" (3.89m x 3.37m) Double glazed window to front, coving to ceiling, wood effect fireplace, electric fire, radiator and television point.

DINING ROOM

9' 1" x 8' 11" (2.77m x 2.74m) Double glazed French door and radiator.

KITCHEN

9' 7" x 9' 3" (2.94m x 2.84m) Part tiled walls, fitted



wall and base units, work surfaces, single bowl sink and drainer unit, extractor hood, space for washing machine, double glazed window to rear and double glazed door to rear.

FIRST FLOOR LANDING

Double glazed window to side and built in storage cupboard.

BEDROOM 1

11' 11" x 9' 4" (3.65m x 2.86m) Double glazed window to rear, fitted wardrobes, radiator and television point.

BEDROOM 2

11' 11" x 9' 7" (3.65m x 2.93m) Double glazed window to front, fitted wardrobes, radiator, telephone and television point.

BATHROOM

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

LOFT ROOM

14' 2" x 13' 0" (4.32m x 3.97m) Velux style windows to front and rear, built in storage cupboard providing wardrobe space, telephone point and radiator.

FRONT GARDEN

Driveway and paved area enclosed by walled boundaries with gated access.

REAR GARDEN

Gravelled and paved areas enclosed by fenced boundaries.



Local Authority
Council Tax Band
EPC Rating

TBC



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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.