

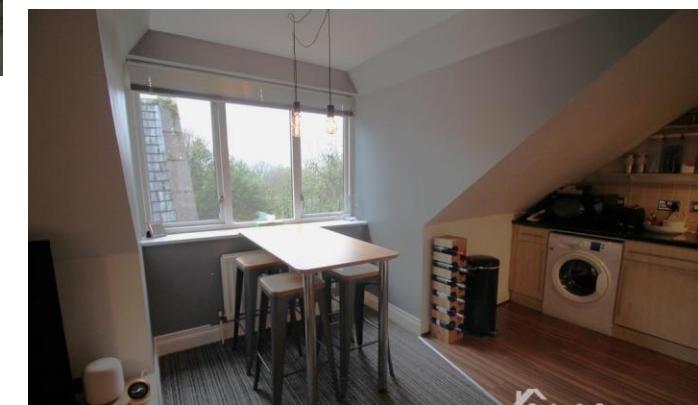



Safe & Secure
PROPERTIES

14 East Wing
Dame Margaret Hall
The Avenue
NE38 7BF

£600 pcm

Top Floor Apartment
Two Bedrooms
Immaculate Throughout
Ideal Location
Close to Local Amenities and Transport
Links
Off Road Parking





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Safe and Secure are delighted to welcome to the rental market this two bedroom top floor apartment, situated on the stunning grounds of Dame Margaret Hall. Secluded in the historic estate the apartment benefits from extensive grounds featuring allocated parking within the gated residence and landscaped gardens. Situated on The Avenue the ideal location provides direct access to Washington Village and the surrounding cities of Newcastle, Durham and Sunderland.

ENTRANCE HALL

Entrance door, storage cupboard and radiator.

LOUNGE

10' 9" x 10' 6" (3.28m x 3.22m) Open plan lounge / kitchen, double glazed window to rear, telephone point, television point and radiator.

KITCHEN

10' 6" x 7' 11" (3.22m x 2.42m) 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 and integrated fridge freezer.

BEDROOM

11' 5" x 13' 6" (3.49m x 4.14m) Double glazed window to front, storage cupboard and radiator.

BEDROOM

6' 9" x 7' 0" (2.07m x 2.14m) Radiator

BATHROOM

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



Local Authority	Sunderland City Council
Council Tax Band	B
EPC Rating	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.