



29 Seaton Avenue
Houghton Le Spring
Tyne & Wear
DH5 8EQ

£800 pcm

Three Bedrooms
Semi-Detached
Immaculate Throughout
Available Immediately
Ideal for a Variety of Tenants
Off Road Parking





Safe & Secure Properties are delighted to welcome to the rental market this three-bedroom semi-detached home, available immediately on an unfurnished basis.

Situated on Seaton Avenue, Houghton-le-Spring, the property would make an excellent family home. Ideally positioned within close proximity to local amenities, including both primary and secondary schools, the property also benefits from easy access to the A19, providing convenient links to Sunderland City Centre and Newcastle City Centre.

ENTRANCE HALL

Double glazed entrance door, double glazed window to front, staircase to first floor, spindle banister and radiator.

LOUNGE/DINER

21' 7" x 9' 9" (6.60m x 2.99m) Double glazed window to front, television point, telephone point, double glazed patio doors to rear and radiator.

KITCHEN

9' 9" x 7' 9" (2.98m x 2.38m) Fitted wall and base units, work surfaces, single drainer sink, built-in electric oven, built-in electric hob, extractor hood, space for washing machine, double glazed window to rear and double glazed door to side.

LANDING

Double glazed window to front and access to



roof.

BEDROOM ONE

8' 10" x 11' 1" (2.70m x 3.39m) Double glazed window to front and radiator.

BEDROOM TWO

9' 10" x 10' 3" (3.00m x 3.13m) Double glazed window to rear and radiator.

BEDROOM THREE

8' 0" x 9' 2" (2.44m x 2.80m) Double glazed window to front and radiator.

BATHROOM

White three piece suite comprising of panelled bath, with shower over, pedestal wash hand basin, low level wc, tiled walls, tiled floor, extractor fan, heated towel rail, spotlights to ceiling and double glazed window to rear.

FRONT GARDEN

Mainly gravelled, paved area, driveway providing off street parking.

REAR GARDEN

Laid mainly to lawn, gravelled, paved and decked area, fenced boundaries and gate access.



Local Authority
Council Tax Band
EPC Rating

Sunderland City Council

A

C



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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.