



**5 Beatrice Terrace**

Shiney Row  
Houghton Le Spring  
DH4 4QW

Asking Price Of **£47,500**  
**Freehold**

Ground Floor Flat  
Two Bedrooms  
Close To Local Amenities  
Public Transport Links  
Ideal Starter Home  
Viewing Recommended



Safe & Secure Properties are delighted to welcome to the sales market this beautifully presented two-bedroom ground floor flat, situated on Beatrice Terrace, Shiney Row. Recently redecorated throughout, the property offers ready-to-move-into accommodation and is ideally positioned within easy walking distance of local amenities, schools and excellent public transport links.

This immaculate home would make an ideal purchase for first-time buyers, those looking to downsize, or investors seeking a well-located property with strong appeal. Early viewing is highly recommended to appreciate the accommodation on offer.

#### **ENTRANCE HALL**

Double glazed entrance door.

#### **LOUNGE**

14' 7" x 11' 6" (4.47m x 3.52m) Double glazed window to rear, telephone and television point and radiator.

#### **KITCHEN**

13' 8" x 7' 0" (4.17m x 2.15m) Part tiled walls, fitted wall and base units, work surfaces, single bowl drainer sink, gas cooker point, space for washing machine, radiator, double glazed window to side and double glazed door to side.

#### **BEDROOM**

14' 4" x 7' 0" (4.37m x 2.15m) Double glazed

window to front and radiator.

### **BEDROOM**

14' 9" x 7' 8" (4.50m x 2.35m) Double glazed window to rear, built in storage cupboard and radiator.

### **BATHROOM**

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

### **REAR YARD**

Mainly paved and gated access.

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

Sunderland City Council

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**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.