



**1a Mill Pit**

Shiney Row  
Houghton Le Spring  
DH4 4JT

**£550 pcm**

Two Bedrooms  
Upper Floor Flat  
Available Early April  
Close to Local Amenities  
Unfurnished  
Viewing Recommended



Safe and Secure welcome to the rental market this two bedroom upper floor flat available on an unfurnished basis. Situated on Mill Pit, Shiney Row, the property would make an ideal home for a range of tenants, those looking for a starter home and those looking to downsize. The property is within a short walk of all local amenities including Herrington Country Park, boasting great walking routes for all.

Briefly comprising of: an entrance hall, lounge, kitchen, master bedroom, secondary bedroom and bathroom.

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

### **ENTRANCE HALL**

Staircase to the first floor.

### **FIRST FLOOR LANDING**

Double glazed windows, loft hatch, doors leading to:

### **LOUNGE**

Double glazed windows, radiator.

### **KITCHEN**

Fitted wall and base units with work surfaces, sink unit, integrated electric oven and gas hob with an extractor hood, space for appliances, boiler, double glazed window, radiator.



### **BEDROOM ONE**

Double glazed window , radiator.

### **BEDROOM TWO**

Double glazed window , radiator.

### **BATHROOM**

White three piece suite comprising of a panelled bath with a shower over, glass screen, pedestal wash hand basin, low level WC, radiator.



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

E

**Houghton Le Spring**

24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

**Contact**

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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.