



69 Bexhill Road
Town End Farm
Sunderland
SR5 4QH

£850 pcm

Three Bedrooms
End Terrace
Gas Central Heating & Double Glazing
Available Immediately
Ideal for a Variety of Tenants
Viewing Recommended





Safe & Secure Properties are delighted to welcome to the rental market this well-presented three-bedroom end-terrace home, situated on Bexhill Road, Town End Farm. Offering spacious accommodation throughout, this property is ideally suited to a wide range of tenants and benefits from excellent access to local amenities, schools and transport links. Early viewing is highly recommended.

ENTRANCE HALL

Double glazed entrance door and staircase to first floor.

LOUNGE

9' 8" x 13' 7" (2.96m x 4.16m) Double glazed bay window to front, telephone point, television point, coving to ceiling, radiator and internal French doors to dining area.

KITCHEN/DINER

17' 1" x 8' 5" (5.23m x 2.59m) Fitted wall and base units, work surfaces, single drainer sink, built-in electric oven, built-in gas hob, extractor hood, space for washing machine, tiled walls, radiator, double glazed window to rear and double glazed door to rear.

LANDING

Access to roof space

MASTER BEDROOM

14' 1" x 9' 5" (4.31m x 2.89m) Double glazed



window to front, television point and radiator.

BEDROOM TWO

8' 7" x 9' 4" (2.63m x 2.86m) Double glazed window to rear, coving to ceiling and radiator.

BEDROOM THREE

7' 7" x 6' 1" (2.33m x 1.86m) Double glazed window to front, storage cupboard and radiator.

BATHROOM

White three piece suite comprising of panelled bath, with shower over, vanity unit, low level WC, tiled walls, heated towel rail and double glazed window to rear.

FRONT GARDEN

Mainly paved, gravelled area, walled boundaries and gate access.

REAR GARDEN

Mainly paved, fenced boundaries, gate access and garden shed.



Local Authority
Council Tax Band
EPC Rating

Sunderland City Council

A

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.