



11 Derwent Terrace

Columbia
Washington
NE38 7AT

£625 pcm

Two Bedrooms
Ground Floor Flat
Available Immediately
Great Location
Ideal for a Variety of Tenants
Viewing Recommended





Safe & Secure Properties are pleased to welcome to the market this well-presented two-bedroom ground floor flat, ideally situated on Derwent Terrace, Columbia. The property is conveniently located close to a range of local amenities, well-regarded schools and excellent transport links, making it an ideal home for a variety of tenants.

ENTRANCE HALL

Double glazed entrance door, built-in cupboard and radiator.

LOUNGE

12' 1" x 12' 0" (3.69m x 3.68m) Double glazed window to rear, television point, telephone point, coving to ceiling and radiator.

KITCHEN

8' 11" x 9' 3" (2.72m x 2.83m) Fitted wall and base units, work surfaces, 1 1/2 bowl sink unit, built-in electric oven, built-in electric hob, extractor fan, space for washing machine, tiled floor, radiator and double glazed window to side.

BEDROOM ONE

12' 10" x 12' 0" (3.93m x 3.66m) Double glazed window to front, mirror front sliding door wardrobes and radiator.

BEDROOM TWO

5' 8" x 7' 8" (1.74m x 2.36m) Double glazed window to rear and radiator.



YARD

Enclosed rear yad with gate access.



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.