



15 East Wing
Dame Margaret Hall
The Avenue
NE38 7BF

£650 pcm

Top Floor Apartment
Two Bedrooms
Private Gated Entrance
Beautiful Surrounding Grounds
Sought After Location
Available Mid June



Safe and Secure are delighted to welcome to the rental market this two bedroom top floor apartment, situated on the stunning grounds of Dame Margaret Hall. Secluded in the historic estate the apartment benefits from extensive grounds featuring of allocated parking within the gated residence and landscaped gardens. Situated on The Avenue the ideal location provides direct access to Washington Village and the surrounding cities of Newcastle, Durham and Sunderland.

ENTRANCE HALL

Intercom system and built in storage cupboard housing combination boiler.

LOUNGE

12' 6" x 10' 6" (3.83m x 3.21 m) Double glazed window to rear, telephone and television point and two radiators.

KITCHEN

Part tiled walls, fitted wall and base units, work surfaces, 1 1/2 bowl sink unit, integrated electric oven, integrated electric hob, extractor hood, space for washing machine, space for dishwasher and integrated fridge/freezer.

MASTER BEDROOM

13' 6" x 11' 4" (4.13m x 3.46m) Double glazed window to front and radiator.

BEDROOM 2



7' 0" x 6' 9" (2.14m x 2.06m) Radiator.

BATHROOM

Tiled walls, white three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level, extractor fan and radiator.

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.