



**15 Dunkirk Avenue (E)**  
Houghton Le Spring  
County Durham  
DH5 8HN

**£975 pcm**

Four Bedroom  
Semi-Detached  
Immaculate Throughout  
Available Mid July 2026  
Driveway to Front  
Ideal Family Home



Safe & Secure Properties welcome to the market this recently refurbished four-bedroom semi-detached family home, ideally situated on Dunkirk Avenue. This well-presented property offers spacious living accommodation, making it perfect for families. The home benefits from gas central heating, double-glazed windows throughout, and off-street parking, providing both comfort and convenience.

Early viewing is highly recommended to fully appreciate the quality of the refurbishment and the generous accommodation on offer.

#### **ENTRANCE PORCH**

Double glazed entrance door, double glazed window to front and courtesy light.

#### **ENTRANCE HALL**

Entrance door, staircase to first floor, spindle banister, understairs cupboard and radiator.

#### **LOUNGE**

16' 11" x 13' 2" (5.16m x 4.02m) Double glazed bay window to front, telephone point, television point and radiator.

#### **DINING ROOM**

10' 4" x 12' 9" (3.17m x 3.89m) Double glazed patio doors and radiator.

#### **KITCHEN**

17' 3" x 14' 4" (5.28m x 4.38m) Fitted wall and base



units, work surfaces, single drainer sink, built-in electric oven, built-in electric hob, extractor hood, space for washing machine, space for dishwasher, tiled walls, combination boiler, radiator, double glazed windows to side and rear, radiator and door to garage.

### **BEDROOM**

11' 2" x 10' 6" (3.41m x 3.21m) Double glazed window to front, storage cupboard and radiator.

### **BEDROOM**

13' 1" x 11' 6" (4.01m x 3.51m) Double glazed window to front and radiator.

### **BEDROOM**

10' 1" x 7' 8" (3.09m x 2.36m) Double glazed window to front and radiator.

### **BEDROOM**

8' 0" x 10' 4" (2.45m x 3.16m) Double glazed window to front and radiator.

### **BATHROOM**

White three piece suite comprising of panelled bath, with shower over, pedestal wash hand basin, low level wc, tiled walls, extractor fan, heated towel rail and double glazed window to rear.

### **FRONT GARDEN**

Lawned area, driveway and fenced

boundaries.

### **REAR GARDEN**

Laid mainly to lawn, paved area, decked area and fenced boundaries.

### **GARAGE**

18' 5" x 7' 11" (5.62m x 2.42m) Attached single garage, roller shutter door, cold water supply, light and power points.



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

Sunderland City Council

A

D



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

**Contact**  
0191 3854477  
info@safeandsecureproperties.c  
o.uk  
safeandsecureproperties.co.uk

**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.