



**5 Boulton Terrace**

Shiney Row  
Houghton Le Spring  
DH4 7DT

**£700 pcm**

Two Bedroom  
Mid-Terrace  
Available Immediately  
Local to Local Amenities  
Recently Refurbished  
Spacious Accommodation



Safe & Secure Properties are delighted to welcome to the market this recently refurbished two-bedroom mid-terrace property, situated on Boulton Terrace, Shiney Row. Offering spacious living accommodation throughout, the property benefits from excellent access to local amenities and transport links. This home would be suitable for a variety of tenants, and early viewing is highly recommended.

#### **ENTRANCE HALL**

Double glazed entrance door, double glazed window to front, staircase to first floor and radiator.

#### **LOUNGE**

14' 11" x 14' 7" (4.55m x 4.45m) Double glazed window to front, telephone point, television point, ceiling rose, coving to ceiling and radiator.

#### **KITCHEN**

14' 7" x 7' 3" (4.45m x 2.23m) Fitted wall and base units, work surfaces, single drainer sink, built-in electric oven, built-in electric hob, extractor hood, space for washing machine, radiator, double glazed windows to rear and double glazed door to rear.

#### **LANDING**

Access to roof space.

#### **BEDROOM ONE**

11' 1" x 12' 1" (3.4m x 3.7m) Double glazed window



to front, walk-in storage cupboard and radiator.

### **BEDROOM TWO**

8' 7" x 11' 3" (2.64m x 3.45m) Double glazed window to rear, built-in storage cupboard and radiator.

### **BATHROOM**

White three piece suite comprising of panelled bath with shower over, vanity unit, low level wc, radiator and double glazed window to rear.

### **YARD**

Enclosed rear yard with gate access.

### **GARAGE**

Single detached garaged with up & over door.



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

Sunderland City Council

A

E

**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.