



Milburn Terrace (E) | Shiney Row | DH4 4JY

- Two Bedrooms
- Mid Terraced House
- Gas Central Heating & Double Glazing
- Great Location
- Close to Local Amenities and Transport Links
- Viewing Recommended

**To Let**

£650 pcm

Energy Efficiency  
Rating D.



## Property Description

Deceptively spacious mid terrace house located in the heart of Shiny Row. Beautifully decorated throughout whilst maintaining some of the original features with an added modern twist. Offering two reception rooms, two generously sized bedrooms and a South facing rear patio area, perfect for those who like to grow their own plants & shrubbery. To the front aspect of the property is a private yard with the front door opening into the entrance hallway. The lounge is a brightly lit room with a large bay window allowing in an abundance of natural light, decorated in modern tones and a feature fireplace with added spotlights. The second reception room is spacious enough for entertaining family & friends and offers an under stair storage cupboard perfect to hide the children's toys. The kitchen offers a range of fully fitted wall & base units, plenty worktop space for food preparation and brand new oven, hob & hood. The family shower room offers a walk in shower with chrome thermostatic shower column and hand attachment, sink basin & vanity unit and low level W/C. Between the kitchen and hallway is the rear entrance hallway fitted with a storage cupboard. Stairs lead to the first floor landing leading to both bedrooms with the large master bedroom to the front decorated in contemporary tones with feature fireplace and built in cupboard, the second bedroom is located to the rear aspect, again this room is generously sized with a built in cupboard. South facing rear patio area, paved with built up flower beds, perfect for dining al fresco on sunny afternoons into the early evening. Call today to secure your appointment to view!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

## Viewing Arrangements

Strictly by appointment

## Contact Details

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 24-25 Westbourne Terrace  
 Houghton le Spring  
 DH4 4QT

Contact the office on **0191 385 4477**

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.