



46 Ewe Hill Terrace (E)

Fencehouses
Houghton Le Spring
DH4 6JX

£700 pcm

Mid Terraced House
Two Bedrooms
Immaculate & Modern Throughout
Available Late September
Ideal Family Home
Modern Bathroom & Kitchen





Safe & Secure Properties are delighted to welcome to the rental market this immaculate two-bedroom mid-terraced home, available late September on an unfurnished basis. Ideally situated on Ewe Hill Terrace in Fencehouses, the property is conveniently located close to a fantastic range of local amenities, including both primary and secondary schools, making it an ideal home for couples and small families alike.

Briefly comprising an entrance hallway, spacious lounge, modern kitchen, two well-proportioned bedrooms, family bathroom, and a private rear yard.

ENTRANCE HALL

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

LOUNGE

12' 7" x 12' 8" (3.86m x 3.87m) Double glazed window to front, coving to ceiling, telephone point and radiator.

DINING ROOM

12' 10" x 14' 0" (3.93m x 4.29m) Double glazed French doors to rear, understairs storage cupboard and radiator.

KITCHEN

14' 11" x 6' 11" (4.56m x 2.12m) Tiled walls, fitted wall and base units, work surfaces, 1 1/2 bow sink and drainer unit, integrated electric oven, integrated gas hob, integrated dishwasher,



radiator and double glazed window to rear.

FIRST FLOOR LANDING

Double glazed window to rear, access to loft space and dado rail.

BEDROOM 1

9' 11" x 7' 2" (3.04m x 2.20m) Double glazed window to rear, built in storage cupboard housing combination boiler, telephone point and radiator.

BEDROOM 2

16' 2" x 12' 7" (4.95m x 3.84m) Double glazed window to front and radiator.

BATHROOM

Tiled walls and floor, white four pieced suite comprising of a free standing bath, step in shower cubicle, vanity sink unit and low level WC.

FRONT GARDEN

Lawned area and paved area.

REAR YARD

Mainly paved area enclosed by brick boundaries.



Local Authority
Council Tax Band
EPC Rating

Sunderland City Council

A

D



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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.