



**Dame Margaret Hall**

The Avenue  
Washington Village  
NE38 7BF

**£750 pcm**

Ground Floor Apartment  
One Bedroom  
Sought After Location  
Period Features  
Landscaped Gardens  
Grade II Listed Building  
Available Mid July 2024!



Safe and Secure are delighted to welcome to the rental market this immaculate ground floor apartment situated in the stunning Grade II listed building of Dame Margaret Hall. Secluded in the historic estate the hall benefits from extensive grounds featuring 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.

Briefly comprising of: an entrance hall, open plan kitchen/lounge, master bedroom and bathroom.

#### **ENTRANCE HALL**

Built in storage cupboard and radiator.

#### **KITCHEN/LOUNGE**

19' 11" x 29' 10" (6.08m x 9.10m) Part tiled walls, fitted wall and base units, work surfaces, 1 1/2 bowl and sink unit, integrated electric oven and hob, integral fridge freezer, two bay windows, two radiators, period coving and ceiling rose.

#### **MASTER BEDROOM**

9' 3" x 12' 7" (2.83m x 3.84m) Bay window, fitted wardrobes and radiator.

#### **BATHROOM**

Part tiled walls, white three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level WC and radiator.





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

Sunderland City Council

C

D



**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.