



18 Chestnut Avenue

Harraton
Washington
NE38 9BJ

£800 pcm

Mid Terraced House
Three Bedrooms
Newly Refurbished Throughout
Popular Location
Ideal for a Variety of Tenants
Close to All Local Amenities





Safe and Secure are delighted to welcome to the rental market this newly refurbished three-bedroom mid-terraced house, available immediately on an unfurnished basis. Situated on Chestnut Avenue, in the popular area of Harraton, the deceptively spacious property would make an excellent family home.

Briefly comprising of: an entrance hall, lounge, dining kitchen, rear entrance hall, three spacious bedrooms, family bathroom, garden to front and yard to rear.

If you are interested please give our office a call on 0191 385 4477.

ENTRANCE HALL

Double glazed entrance door and built in storage cupboard.

LOUNGE

11' 9" x 18' 11" (3.59m x 5.79m) Double glazed window to front, staircase to first floor, radiator, telephone and television point.

KITCHEN

13' 8" x 17' 8" (4.17m x 5.4m) Part tiled walls, fitted wall and base units, work surfaces, single bowl sink and drainer unit, integrated electric oven, integrated electric hob, extractor hood, space for washing machine and double glazed window to rear.



REAR PORCH

4' 10" x 5' 4" (1.49m x 1.64m) Double glazed door to rear.

FIRST FLOOR LANDING

Access to loft space, built in storage cupboard housing combination boiler and dado rail.

BEDROOM 1

8' 9" x 13' 4" (2.68m x 4.08m) Double glazed window to rear and radiator.

BEDROOM 2

8' 9" x 11' 11" (2.68m x 3.65m) Double glazed window to front and radiator.

BEDROOM 3

8' 11" x 7' 9" (2.73m x 2.37m) Double glazed window to front, fitted wardrobes and radiator.

BATHROOM

Tiled walls, white three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level WC, extractor fan, radiator and double glazed window to rear.

FRONT GARDEN

Lawned and gravelled areas enclosed by fenced boundaries.

REAR YARD

Paved area enclosed by fenced boundaries.



Local Authority
Council Tax Band
EPC Rating

Sunderland City Council

A

C



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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.