



Safe & Secure
PROPERTIES

369 Coach Road Estate (E)

Usworth
Washington
NE37 2HF

£850 pcm

Three Bedrooms
Semi-Detached
Gas Central Heating & Double Glazing
Large Rear Garden
Close to Local Amenities and Transport
Links
Viewing Recommended





Safe & Secure Properties welcome to the market this three bedroom home, perfect for families, couples and professionals. Close to a choice of schools, local amenities and transport links such as the A194. Upon entry to the property you are greeted with an entrance vestibule and a large, bright lounge diner to the right, this leads to the fully refurbished kitchen with brand new oven, hob and fan. Upstairs supplies 2 double bedrooms both with an abundance of natural light, and a modern fitted bathroom.

ENTRANCE HALL

Double glazed entrance door, double glazed window to front, staircase to first floor, spindle banister and understairs cupboard.

LOUNGE/DINER

22' 4" x 12' 3" (6.82m x 3.75m) Double glazed bay window to front, telephone point, television point, double glazed patio door and radiator.

KITCHEN

9' 9" x 9' 4" (2.98m x 2.87m) Fitted wall and base units, work surfaces, single drainer sink, built-in electric oven, built-in gas hob, tiled walls, radiator, storage cupboard, double glazed window to rear and double glazed door to side.

UTILITY ROOM

6' 9" x 6' 9" (2.06m x 2.06m) Double glazed window to side, work surfaces, space for washing machine and double glazed window to side.



LANDING

Double glazed window to side and access to roof space.

BEDROOM ONE

10' 4" x 11' 7" (3.16m x 3.54m) Double glazed window to front and radiator.

BEDROOM TWO

10' 6" x 8' 3" (3.21m x 2.54m) Double glazed window to rear, sliding fitted wardrobes and radiator.

BEDROOM THREE

8' 5" x 8' 7" (2.58m x 2.62m) Double glazed window to front and radiator.

BATHROOM

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

FRONT GARDEN

Laid mainly to lawn, paved area and fenced boundaries.

REAR GARDEN

Laid mainly to lawn, gravelled area, decked area fenced boundaries and gate access.



Local Authority
Council Tax Band
EPC Rating

Sunderland City Council
A
D



Houghton le Spring
24-25 Westbourne Terrace
Houghton Le Spring
Tyne And Wear
DH4 4QT

Contact
0191 3854477
info@safinandsecureproperties.co.uk
safinandsecureproperties.co.uk

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.