



20 Lloyd Avenue
East Rainton
Houghton Le Spring
DH5 9QZ

£800 pcm

Two Bedrooms
Semi-Detached
Recently Refurbished
Available Immediately
Driveway to Front
Viewing Recommended





Safe & Secure Properties are delighted to welcome to the market this recently refurbished two-bedroom semi-detached home. Situated on Lloyd Avenue, the property benefits from double glazing throughout and gas central heating, offering comfortable and energy-efficient living. Conveniently located, the property provides excellent access to local amenities, transport links, and commuter routes, making it ideal for a variety of tenants.

ENTRANCE HALL

Double glazed entrance door and staircase to first floor.

LOUNGE

13' 10" x 12' 4" (4.24m x 3.76m) Double glazed bay window to front, telephone point, television point, double glazed patio doors and radiator.

KITCHEN/DINER

7' 10" x 13' 11" (2.39m x 4.25m) Fitted wall and base units, work surfaces, single drainer sink, built-in electric oven, built-in electric hob, extractor hood, space for washing machine, radiator, storage cupboard, double glazed window to rear and double glaze door to side.

LANDING

Double glazed windows to rear and staircase to loft space.

BEDROOM ONE



11' 1" x 9' 4" (3.40m x 2.86m) Double glazed window to front, storage cupboard and radiator.

BEDROOM TWO

10' 10" x 8' 0" (3.31m x 2.46m) Double glazed window to front and radiator.

BATHROOM

White three piece suite comprising of pannelled bath, with shower over, pedestal wash hand basin, low level WC, heated towel rail and double glazed window to rear.

ATTIC ROOM

19' 6" x 7' 11" (5.96m x 2.42m) Two double glazed Velux windows to front and radiator.

FRONT EXTERIOR

Mainly paved, walled boundaries with wrought iron railing and gates and off street parking.

YARD

Mainly paved and fenced 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.