



**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 panelled 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



**Houghton le Spring**  
24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
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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.